

DOUGLAS COUNTY, NV

2016-889869

RPTT:\$936.00 Rec:\$16.00

\$952.00 Pgs=3

10/31/2016 01:49 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Rena J. Wiggins
1322 Toiyabe
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1605110-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1220-04-510-024

R.P.T.T. \$ 936.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Frances L. Sessions formally known as Frances L. Olson, as Trustee of the Frances L. Olson Family Trust dated August 15, 2008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rena J. Wiggins, Successor Trustor and Trustee of the Wiggins Family Trust dated November 6, 1990

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Frances L. Sessions formally known as Frances L. Olson, as Trustee of the Frances L. Olson Family Trust dated August 15, 2008

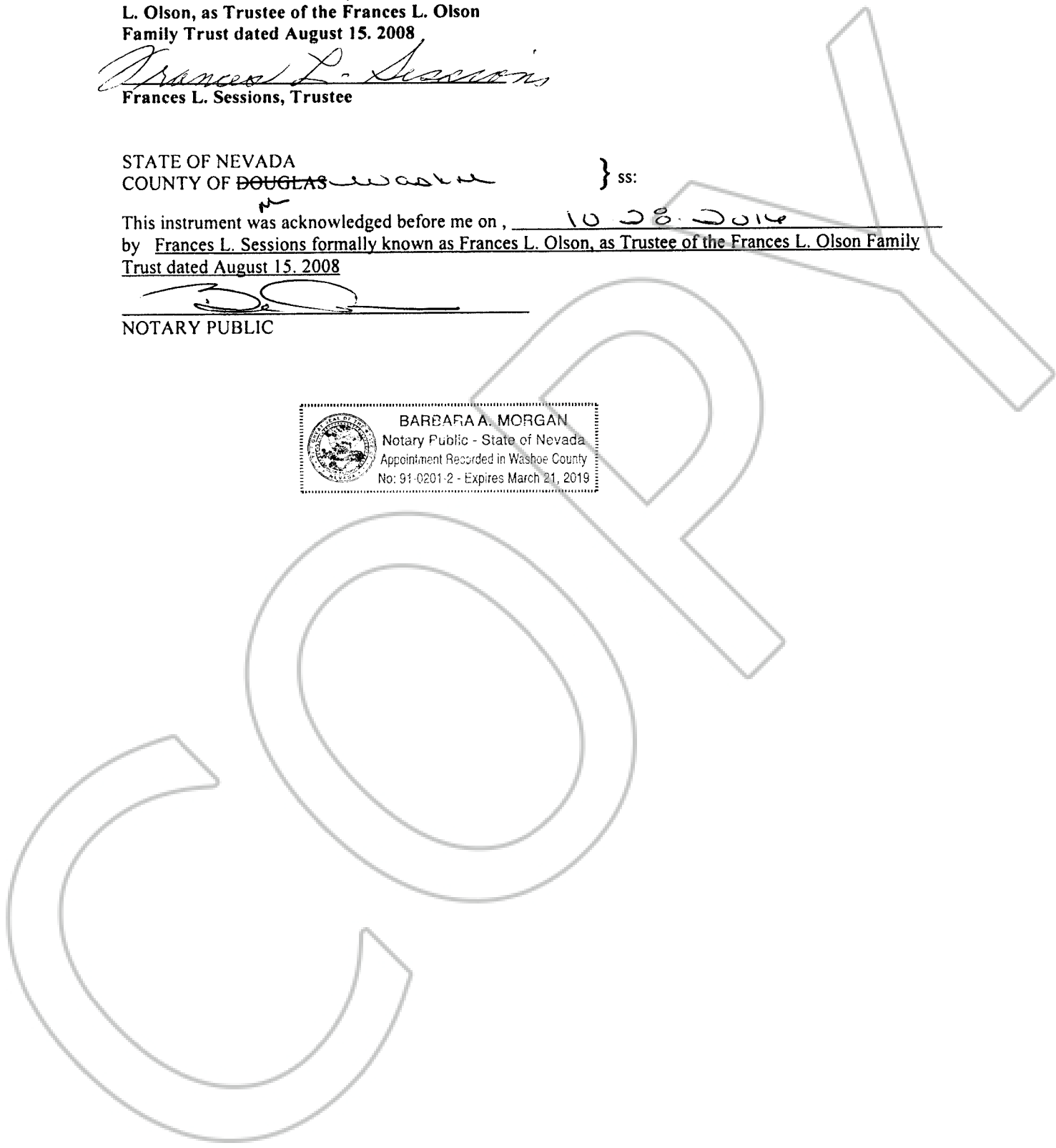
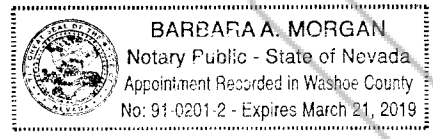
Frances L. Sessions
Frances L. Sessions, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS *Washoe*

} ss:

This instrument was acknowledged before me on, 10 28 2014
by Frances L. Sessions formally known as Frances L. Olson, as Trustee of the Frances L. Olson Family Trust dated August 15, 2008

[Signature]
NOTARY PUBLIC



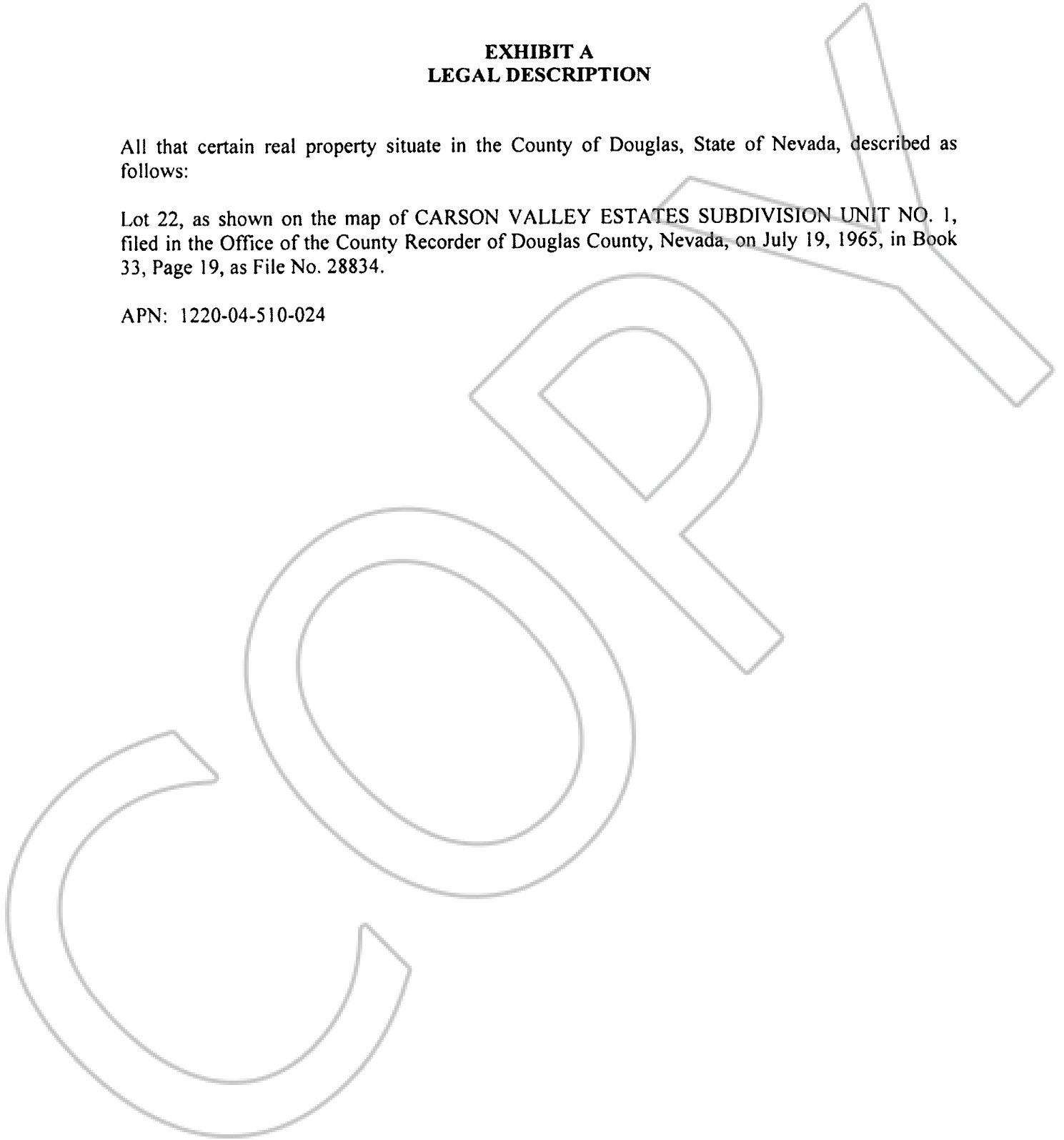
Escrow No. 1605110-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 22, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on July 19, 1965, in Book 33, Page 19, as File No. 28834.

APN: 1220-04-510-024



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-04-510-024
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$240,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$240,000.00
 Real Property Transfer Tax Due: \$ 936.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, u _____ want to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Frances L. Sessions Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frances L. Sessions formally known as Frances L. Olson, as Trustee of the Frances L. Olson Family Trust dated August 15, 2008
 Address: 275 Neighborhood Way, Unit B6 Sparks NV 89411
 City, State, Zip

Print Name: Rena J. Wiggins
Trustee of the Wiggins Family Trust dated November 16, 1990
 Address: 1300 Toiyabe Gardnerville, NV 89410
 City, State, Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605110-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410