

DOUGLAS COUNTY, NV **2016-889893**  
RPTT:\$1201.20 Rec:\$16.00  
\$1,217.20 Pgs=3 10/31/2016 02:46 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Richard Miller  
Anne Miller  
2627 Fawn Fescue Court  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Richard Miller  
same as above

Escrow No. 1605477-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.: 1420-33-411-012  
R.P.T.T. \$1,201.20

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert C. McManigal and Deborah S. McManigal husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Richard Miller and Anne Miller , Husband and Wife, as joint tenants with right of survivorship

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.

Robert C. McManigal  
Robert C. McManigal

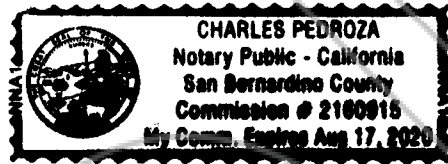
Deborah S. McManigal  
Deborah S. McManigal

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

} ss:

This instrument was acknowledged before me on , OCTOBER 21, 2016  
by Robert C. McManigal and Deborah S. McManigal

Charles Pedroza  
NOTARY PUBLIC



Escrow No. 1605477-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 1, as set forth on that Subdivision Map entitled WILDHORSE ANNEX UNIT NO. 1, a Planned Unit Development, recorded January 6, 1994, in Book 194, Page 1080, Official Records of Douglas County, State of Nevada, as Document No. 327012.

Excepting therefrom all minerals, oil, gas and other hydrocarbons, as conveyed in the Grant Deed to Stock Petroleum Co., Inc., recorded March 13, 1980, in Book 380, Page 1315, Official Records of Douglas County, Nevada, as Document No. 42677.

APN: 1420-33-411-012

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-33-411-012
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$308,000.00  
 Transfer Tax Value \$  
 Real Property Transfer Tax Due: \$308,000.00  
\$1,201.20

**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, under penalty of perjury, pursuant 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 Robert C. McManigal Capacity Seller, grantor  
 Signature Deborah S. McManigal Capacity seller grantor

**SELLER (GRANTOR)  
INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Robert C. McManigal and  
Deborah S. McManigal  
 Address: 2660 Victoria Park Drive  
Riverside, CA 92506  
 City, State, Zip

Print Name: Richard Miller and Anne Miller  
 Address: 2687 Fawn Fesene  
Minden, NV 89423  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605477-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410