

APN# : 1220-16-116-015

RPTT: \$1,092.00

Recording Requested By:

Western Title Company

Escrow No.: 083945-WLD

When Recorded Mail To:

Garry L. Sparks and Margaret

Louise Sparks

1227 Springtime Drive

Gardnerville, 89460

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cornford, LLC, a Nevada Limited Liability Company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Garry L. Sparks and Margaret Louise Sparks, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

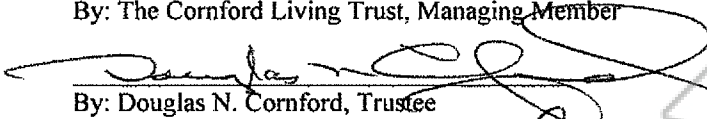
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 15, of the Final Map of HIDDEN CREEK, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 11, 1995, in Book 495, at Page 1452, as Document No. 359824.

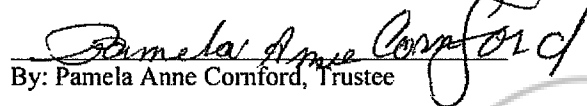
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/24/2016

Cornford, LLC
By: The Cornford Living Trust, Managing Member



By: Douglas N. Cornford, Trustee



By: Pamela Anne Cornford, Trustee

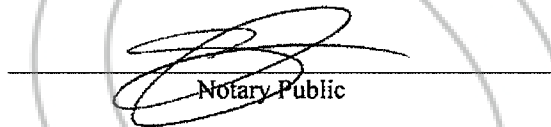
STATE OF Nevada

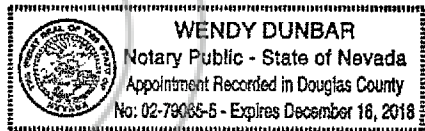
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

10-24-11

By Douglas N. Cornford and Pamela Anne Cornford.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-116-015

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property:	\$280,000.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$280,000.00
Real Property Transfer Tax Due:	\$1,092.00

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

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity Grantor
 Signature Samuel A Cornford Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Cornford, LLC, a Nevada Limited Liability Company
 Address: P.O. Box 1187
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Garry L. Sparks and Margaret Louise Sparks
 Address: 1227 Springtime Drive
 City: Gardnerville
 State: _____ Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 083945-WLD