

DOUGLAS COUNTY, NV

2016-891370

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

11/30/2016 10:03 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN# : 1420-34-601-009
RPTT: 0.00 #3

Recording Requested By:
Western Title Company

Escrow No.: 084562-TEA
When Recorded Mail To:
Mark Leonard Robbins
2731 Fuller Avenue
Minden, NV 89423

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 _____


Traci Adams

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,

Mark Leonard Robbins, a married man as his sole and separate property

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

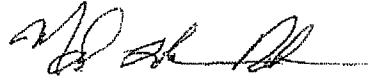
Mark Leonard Robbins, an unmarried man

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

See attached Exhibit A

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

Dated: 11/23/2016



Mark Leonard Robbins

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

This instrument was acknowledged before me on

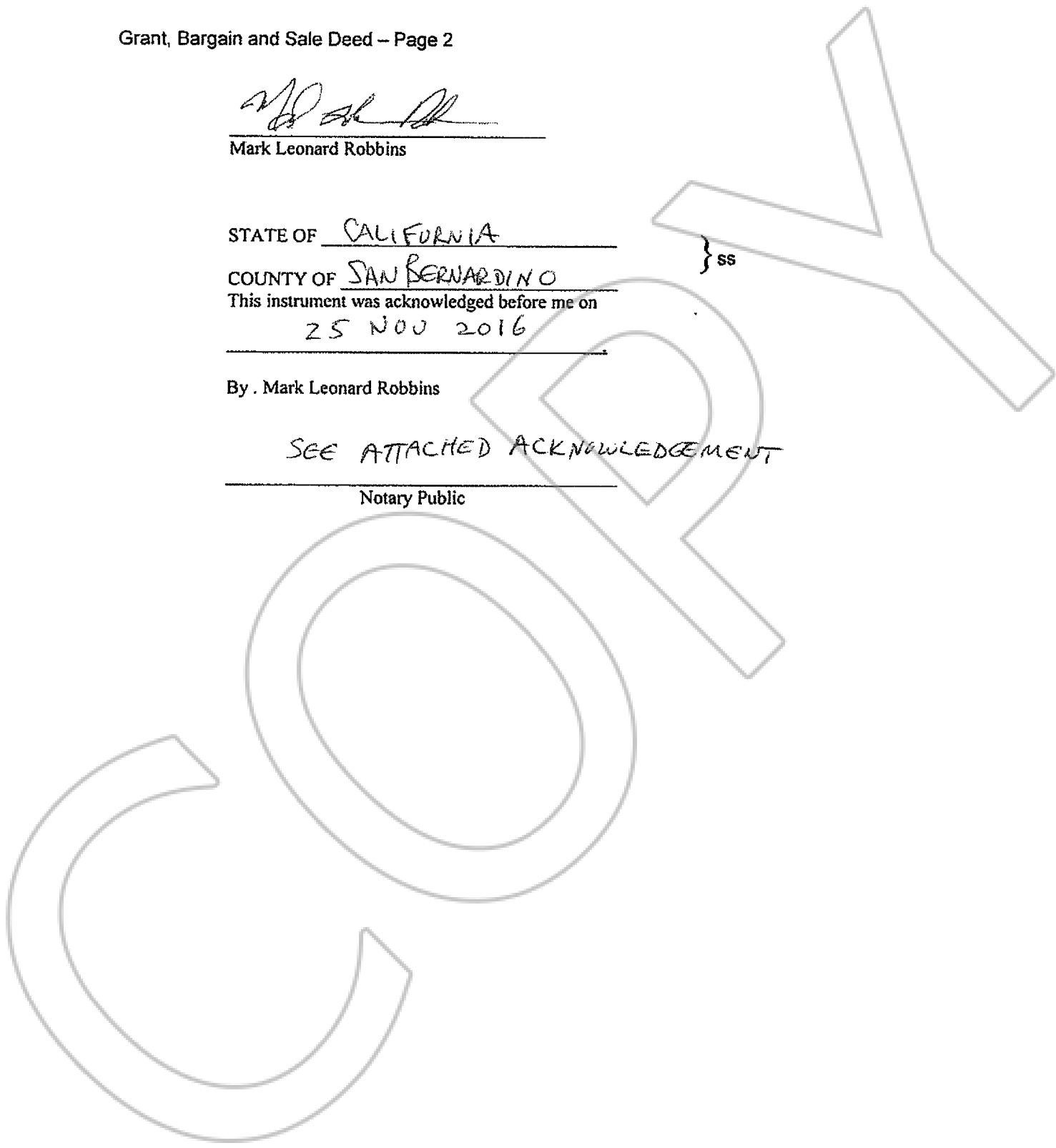
25 NOV 2016

By . Mark Leonard Robbins

SEE ATTACHED ACKNOWLEDGEMENT

Notary Public

} ss



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

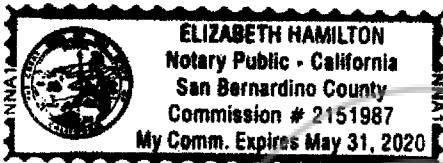
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN BERNARDINO)
On 25 NOV 2016 before me, ELIZABETH HAMILTON, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared MARK LEONARD ROBBINS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN AND SALE DEED

Document Date: 25 NOV 2016 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

EXHIBIT "A"

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

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 6 AS SAID PARCEL IS SHOWN ON THAT CERTAIN LAND DIVISION MAP FOR KENNETH E. BRAMWELL, RECORDED IN BOOK 1282 AT PAGE 951 AS DOCUMENT NO. 74022 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FULLER AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 6, SOUTH 0°02'13" WEST, 183.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°57'06" EAST, 236.77; THENCE SOUTH 0°02'13" WEST, 183.98 FEET; THENCE SOUTH 89°57'06" WEST, 236.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FULLER AVENUE, WHICH IS THE WESTERLY LINE OF SAID PARCEL 6; THENCE NORTHERLY ALONG SAID WESTERLY LINE NORTH 0°02'13" EAST, 183.98 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS ALSO MADE TO RECORD OF SURVEY FOR KENNETH EARL BRAMWELL AND CONSTANCE ALEATH J. BRAMWELL RECORDED JUNE 7, 2001 FILE NO. 515961 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 15, 2011, as Document No. 786390, in Book 711, Page 2523 of Official Records.

Assessor's Parcel Number(s):
1420-34-601-009

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-34-601-009

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: \$0.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Correct Borrower Vesting Without Consideration

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 [Signature] Capacity Owner
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Mark Leonard Robbins
Address: 2731 Fuller Ave.
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mark Leonard Robbins
Address: 2731 Fuller Avenue
City: Minden
State: NV Zip: 89423

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. #: 084562-TEA