

APN#: 1220-21-111-065

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 084724-WLD

When Recorded Mail To:

Frank Stroobant

P.O. Box 0719

Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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 Glenda Stroobant, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Frank Stroobant, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

All that certain parcel situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Twenty-One (21), Township Twelve (12) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas, State of Nevada, being a portion of the Common Area as shown on the Final Map Heritage Nevada Senior Housing, A Planned Unit Development, filed in Book 906, Page 2968, being Document No. 684198, recorded in Official Records of Douglas County, Nevada on September 11, 2006 being more particularly described as follows:

ALL of Lot 36 as shown on said Heritage Nevada Senior Housing final map, as Document No. 684198.

TOGETHER WITH:

COMMENCING at the southwest corner of the Heritage Nevada Senior Housing final map, being the southwest corner of the Common Area Parcel as shown on said final map, from which the Northwest Corner of said Section 21, bears North 00°00'49" West, 1042.33 feet;

THENCE, North 71°08'33" East, 340.54 feet to the POINT OF BEGINNING for this description, being a point on the prolongation of the westerly line of said Lot 36;

THENCE, leaving said Point of Beginning and along the prolongation of the westerly line of said Lot 36, North 04°38'24" East, 5.00 feet, to the southwest corner of said Lot 36;

THENCE, along the southerly line of said Lot 36, South 85°21'36" East, 50.00 feet, to the southeast corner of said Lot 36;

THENCE, along the prolongation of the easterly line of said Lot 36, South 04°38'24" West, 5.00 feet;

THENCE, North 85°21'36" West, 50.00 feet, to the above mentioned Point of Beginning, for this description.

NOTE: The above metes and bounds description appeared previously in that certain Corrected Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 28, 2016, as Document No. 2016-891223 of Official Records.

**Assessor's Parcel Number(s):
1220-21-111-065**

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 11/03/2016

Glenda Stroobant
Glenda Stroobant

STATE OF Nevada


COUNTY OF Douglas

This instrument was acknowledged before me on

12-2-16
by Glenda Stroobant.

} ss

[Signature]
Notary Public

 WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79085-5 - Expires December 16, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-21-111-065

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 #5
b. Explain Reason for Exemption: wife deeding off to husband, no 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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Glenda Stroobant
Address: P.O. Box 6719
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frank Stroobant
Address: P.O. Box 6719
City: Gardnerville
State: NV 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. #: 084724-WLD