

APN#: 1320-30-813-048
RPTT: \$351.00

DOUGLAS COUNTY, NV
RPTT:\$351.00 Rec:\$16.00
\$367.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-891612

12/05/2016 11:27 AM

Recording Requested By:
Western Title Company
Escrow No.: 084652-ARJ

When Recorded Mail To:
Albert Yano
Odetta Yano
3777 Country Club Dr.
Redwood City, CA 94061

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 Michelle Simpson
Michelle Simpson Escrow Assistant

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,

Richard Kudrna, an unmarried man and Dennis McDuffee, a married man as his sole and separate property

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

Albert Yano and Odetta Yano, Husband and Wife as Joint Tenants with Right Survivorship

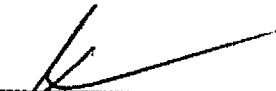
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 25 in Block B, as set forth on the Final Map of MOUNTAIN GLEN, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1989, in Book 989, Page 3823 as Document No. 211874.

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

Dated: 11/28/2016



Richard Kudrna



Dennis McDuffee

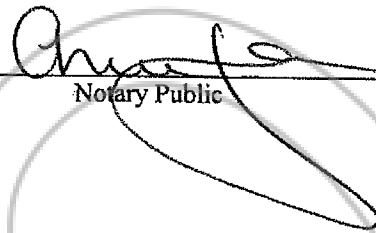
STATE OF Nevada } ss

COUNTY OF Douglas

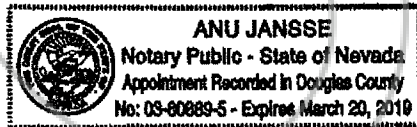
This instrument was acknowledged before me on

December 1, 2016

By Richard Kudrna and Dennis McDuffee.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1320-30-813-048

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: _____ \$90,000.00

Deed in Lieu of Foreclosure Only (value of property) _____ (

Transfer Tax Value: _____ \$90,000.00

Real Property Transfer Tax Due: _____ \$351.00

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 M. Simpson Capacity ESCROW ASSISTANT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard Kudrna and Dennis McDuffee
 Address: 1502 Hussman Ave
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Albert Yano and Odetta Yano
 Address: 3777 Country Club Dr.
 City: Redwood City
 State: CA Zip: 94061

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 084652-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)