DOUGLAS COUNTY, NV

2016-892747

RPTT:\$2418.00 Rec:\$15.00

\$2,433.00 Pgs=2 12/29/2016 01:06 PM

FIRST AMERICAN TITLE CARSON KAREN ELLISON, RECORDER

A.P.N.:

1319-10-610-005

File No:

12142-2513344 (JF)

R.P.T.T.:

\$2,418.00

When Recorded Mail To: Mail Tax Statements To: Deborah K. Trkja and Thomas C. Dimitriadis 1489 Choke Cherry Ct. Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Donald J. Stratton and Charlotte E. Stratton, husband and wife, as community property with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Deborah K. Trkja, an unmarried woman and Thomas C. Dimitriadis, a married man as his sole and separate property as joint tenants

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

LOT 30, AS SHOWN ON THE OFFICIAL MAP OF PIONEER TRAIL RANCH SUBDIVISION UNIT NO. 2 RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 27, 1972, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 57534.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 11/09/2016

Charlotte E. Stratton

STATE OF Oregon

)ss. County of

This instrument was acknowledged before me on this 28 day of by Donald J. Stratton and Charlotte E. Stratton.

OFFICIAL STAMP KRISTIN LOUISE WHISMAN NOTARY PUBLIC - OREGON COMMISSION NO. 946386 MY COMMISSION EXPIRES JANUARY 24, 2020

Notary Public for Oregon
My commission expires: 01

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated

November 09, 2016 under Escrow No. 12142-2513344.

STATE OF NEVADA DECLARATION OF VALUE

a) 1319-10-610-005 b) c) c) d) 2. Type of Property a)	1.	Assessor Parcel Number(s)	
b) c) d) 2. Type of Property a) Vacant Land b) x Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: \$620,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$620,000.00 d) Real Property Transfer Tax Due \$2,418.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:	a)	1319-10-610-005	()
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The undersigned declared and acknowledges under negative of negurity highlight to NKS	5.		
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	375	COSO and NRS 375 110, that the information t	provided is correct to the best of their
information and helief, and can be supported by documentation if called upon to substantiate	info	irmation and belief, and can be supported by doc	umentation 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	the	information provided herein. Furthermore, the	onal tax due may result in a penalty of
10% of the tax due plus interest at 1% per month. Pursuant to NRS 3/5.030, the Buyer and	109	6 of the tax due plus interest at 1% per month. If	Pursuant to NRS 375.030, the Buyer and
Seller shall begointly and severally liable for any additional amount owed.	Sel	ler shall be jointly and severally liable for any addi	tional amount owed.
Signature: Capacity: Chante	Sig	nature: XCX911111	Capacity: Klanle
Signature: Capacity:	Sig		
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION	Name and Address of the Owner, where		
(REQUIRED) Donald J. Stratton and Charlotte (REQUIRED) Deborah K. Trkja and		(REQUIRED)	(REQUIRED)
Print Name: E. Stratton Print Name: Thomas C. Dimitriadis	Prir		Print Name: Thomas C. Dimitriadis
			Address: 2259 Meadawless Ln.
City: Medford City: Gardnerville Geno	City	y Medford	City: Gardnerville Geno
State: OR Zip: 97504 State: NV Zip: 89410 89411	•		
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			required if not seller or buyer)
First American Title Insurance		First American Title Insurance	
Print Name: Company File Number: 12142-2513344 JF/ JF	Prin	it italiio. Company	File Number: 12142-2513344 JF/ JF
Address 4620 S. Carson Street, Suite 5 City: Carson City State: NV Zip: 89701			State: NV Zip: 89701
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	Oig		

STATE OF NEVADA DECLARATION OF VALUE

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o: Taraar maroota Toroomago bomg danoromou.	
o: Taraar maroota Toroomago bomg danoromou.	
The undersigned declares and colonowledges, under nanolity of pariting nursuant to NDS	
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: SELLER	
Signature: Charles & Mallon Capacity: SELLER	
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION	
(REQUIRED) (REQUIRED)	
Donald J. Stratton and Charlotte Deborah K. Trkja and Print Name: E. Stratton Print Name: Thomas C. Dimitriadis	
City: Medford Genoa City: Gardnerville GOOO State: OR NV Zip: 97504-89411 State: NV Zip: 89410-894	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance	#1
Print Name: Company File Number: 12142-2513344 JF/ JF	<u>†</u> 1
Address 4620 S. Carson Street, Suite 5	<u>.</u> 11
City: Carson City State: NV Zip: 89701	,1 1