

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:


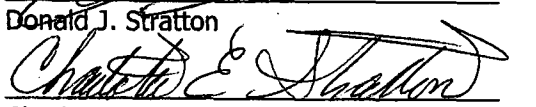
LOT 30, AS SHOWN ON THE OFFICIAL MAP OF PIONEER TRAIL RANCH SUBDIVISION UNIT NO. 2 RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 27, 1972, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 57534.

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.

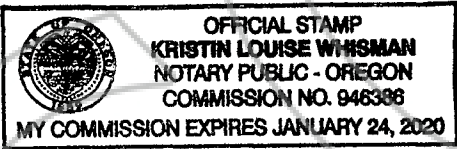
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Date: 11/09/2016


Donald J. Stratton

Charlotte E. Stratton

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 28 day of December, 2016
by **Donald J. Stratton and Charlotte E. Stratton.**




Notary Public for Oregon
My commission expires: 01/24/2020

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**

1. Assessor Parcel Number(s)
 a) 1319-10-610-005
 b) _____
 c) _____
 d) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: _____

5. Partial Interest: Percentage being transferred: _____ %

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]
 Signature: _____

Capacity: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Donald J. Stratton and Charlotte E. Stratton
 Address: 3720 Harbrooke Rd
 City: Medford
 State: OR Zip: 97504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Deborah K. Trkja and Thomas C. Dimitriadis
 Address: 2259 Meadowlark Ln.
 City: Gardnerville - Geno
 State: NV Zip: 89410 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Company File Number: 12142-2513344 JF/ JF
 Address 4620 S. Carson Street, Suite 5
 City: Carson City State: NV Zip: 89701

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

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Signature: [Signature]
 Signature: [Signature]

Capacity: SELLER
 Capacity: SELLER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Donald J. Stratton and Charlotte
 Print Name: E. Stratton
 Address: 3720 Harbrooke Rd Po Box 590
 City: Medford Genoa
 State: OR NV Zip: 97504-8941

(REQUIRED)
 Deborah K. Trkja and
 Print Name: Thomas C. Dimitriadis
 Address: 2259 Meadowlark
 City: Gardnerville Genoa
 State: NV Zip: 89410 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 12142-2513344 JF/ JF
 Address 4620 S. Carson Street, Suite 5
 City: Carson City State: NV Zip: 89701

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