

DOUGLAS COUNTY, NV
RPTT:\$2203.50 Rec:\$16.00
\$2,219.50 Pgs=3 01/13/2017 04:02 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN#: 1220-08-812-047
RPTT: \$2,203.50

Recording Requested By:
Western Title Company

Escrow No.: 085046-DVS

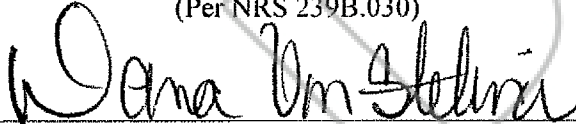
When Recorded Mail To:
Mr. and Mrs. Phillip McCann
1045 Rocky Terrace Drive
Gardnerville, NV. 89460

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



Dana Von Stetina

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,

Silver Oak Homes, Inc., a Nevada corporation

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

Phillip McCann and Jessica McCann, husband and wife as Joint Tenants

and to the heirs and assigns of such Grantee forever,

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


Lot 63 in Block C, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

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

Dated: January 11, 2017

Silver Oak Homes, Inc., a
Nevada corporation

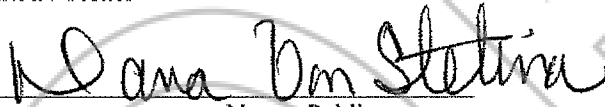
By: 
Mark B. Turner
Secretary/Treasurer

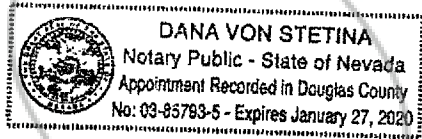
STATE OF Nevada

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on
January 11, 2017
By Mark B. Turner.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-08-812-047

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: \$565,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$565,000.00
 Real Property Transfer Tax Due: \$ 2,203.50

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Silver Oak Homes, Inc, a Nevada corporation
 Address: 3075 College Drive
 City: Carson City
 State: NV Zip: 89703

Print Name: Phillip McCann and Jessica McCann
 Address: 1045 Rocky Terrace Drive
 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: Carson Office
 2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 085046-DVS