

DOUGLAS COUNTY, NV **2017-897227**
RPTT:\$1267.50 Rec:\$16.00
\$1,283.50 Pgs=3 **04/14/2017 09:05 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
W. Michael Roederer and Pam Roederer, Trustees of
the W. Michael & Pam Roederer Trust dated
November 30, 2010 as Restated on March 29, 2017

PO BOX 568

Cobb, CA 95426

MAIL TAX STATEMENTS TO:
W. Michael Roederer and Pam Roederer, Trustees of
the W. Michael & Pam Roederer Trust dated
November 30, 2010 as Restated on March 29, 2017
PO BOX 568

Cobb, CA 95426

Escrow No. 1701235-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-33-817-042
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

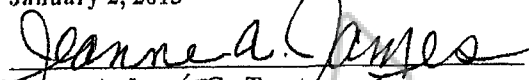
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jeanne A. James and Raymond Tomalas, Co-Trustees^s of the James/Tomalas Trust dated January 2, 2013 who acquired title as Jeanne A. James, Co-Trustee of The James/Tamal^s Trust dated January 2, 2013 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to W. Michael Roederer and Pam Roederer, Trustees of the W. Michael & Pam Roederer Trust dated November 30, 2010 as Restated on March 29, 2017

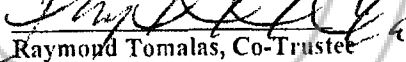
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Jeanne A. James and Raymond Tomalas, Co-Trustees of the James/Tomalas Trust dated January 2, 2013



Jeanne A. James, Co-Trustee


Raymond Tomalas, Co-Trustee

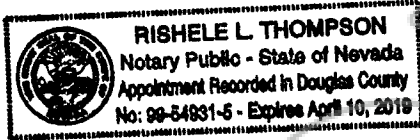
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 4/12/17
by Jeanne A. James, Co-Trustee of the James/Tomalas Trust dated January 2, 2013

Raymond Tomalas

Rbd
NOTARY PUBLIC



COOPER

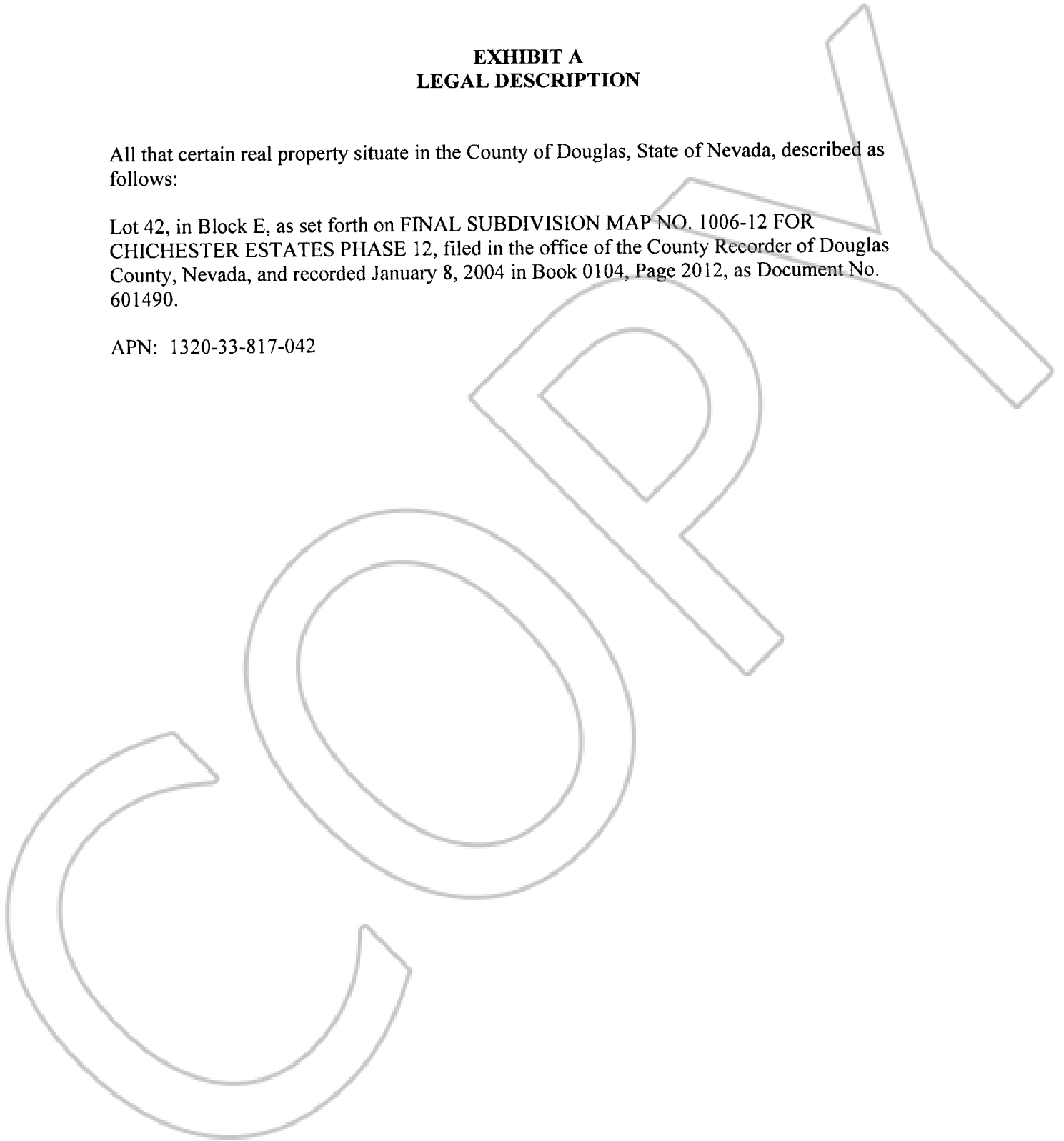
Escrow No. 1701235-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 42, in Block E, as set forth on FINAL SUBDIVISION MAP NO. 1006-12 FOR CHICHESTER ESTATES PHASE 12, filed in the office of the County Recorder of Douglas County, Nevada, and recorded January 8, 2004 in Book 0104, Page 2012, as Document No. 601490.

APN: 1320-33-817-042



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-817-042
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$325,000.00
 \$ _____
 Transfer Tax Value \$325,000.00
 Real Property Transfer Tax Due: \$1,267.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 Jeanne A. James Capacity grantor
 Signature W. Michael Roederer Capacity grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED) Raymond Tomalas

(REQUIRED)

Print Name: Jeanne A. James, Co-Trustee of the James/Tomalas Trust dated January 2, 2013

Print Name: W. Michael Roederer and Pam Roederer, Trustees of the W. Michael & Pam Roederer Trust dated November 30, 2010 as Restated on March 29, 2017

Address: 1111 Mill Street
Gardnerville, NV 89410

Address: PO BOX 568
Cobb, CA 95426

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1701235-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410