

DOUGLAS COUNTY, NV
RPTT:\$2320.50 Rec:\$15.00
\$2,335.50 Pgs=2
2017-897659
04/21/2017 01:53 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-36-001-009

Escrow No. 00225803 - 001 - 15
RPTT 2,320.50
When Recorded Return to:
Grantee
1448 Longfellow Way
San Jose, CA 95129
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
Timothy S. Ghan and Seta B. Ghan, husband and wife as joint tenants.


In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Steve Ertzner, an unmarried man

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

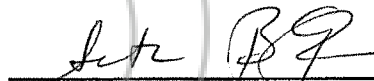
See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 18 day of April, 2017



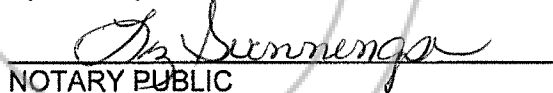
Timothy S. Ghan



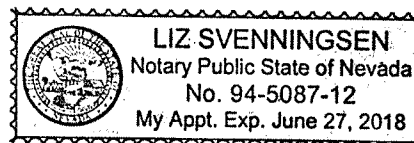
Seta B. Ghan

STATE OF NEVADA
COUNTY OF CARSON CITY

This instrument was acknowledged before me on 4-18-17,
By Timothy S. Ghan and Seta B. Ghan



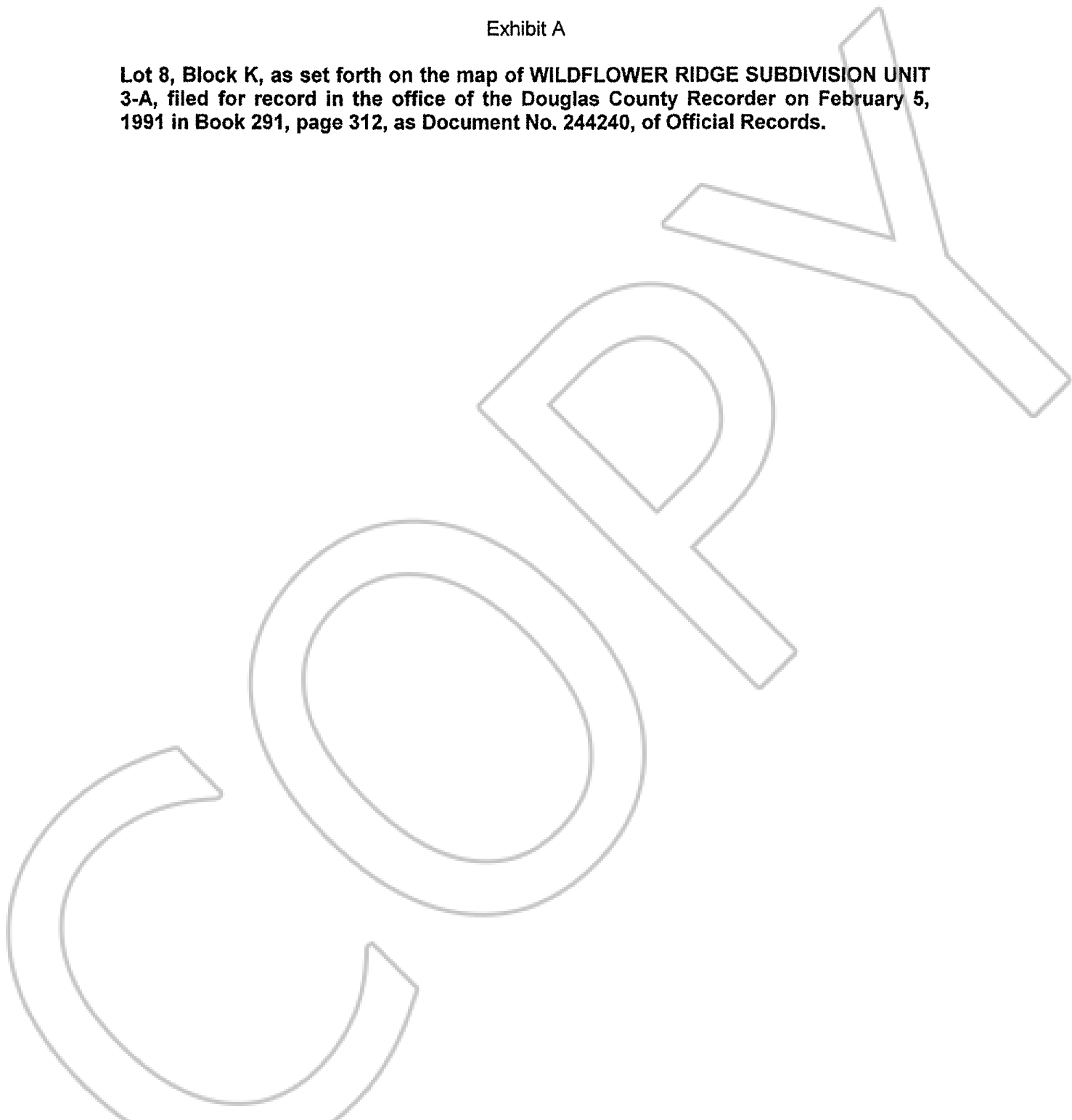
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 8, Block K, as set forth on the map of WILDFLOWER RIDGE SUBDIVISION UNIT 3-A, filed for record in the office of the Douglas County Recorder on February 5, 1991 in Book 291, page 312, as Document No. 244240, of Official Records.



SPACE BELOW FOR RECORDER

1. APN: 1320-36-001-009

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 No.:
Book: _____ Page: _____
Date of Recording: _____
Notes:

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$595,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$595,000.00
 Real Property Transfer Tax Due: \$ 2,320.50

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 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 <i>[Signature]</i>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Timothy S. Ghan and Sarah B. Ghan</u>	Print Name: <u>Steve Ertzner</u>
Address: <u>1510 Saltbush Ct</u>	Address: <u>1448 Longfellow Way</u>
City/State/Zip: <u>Gardnerville NV 89410</u>	City/State/Zip: <u>San Jose, CA 95129</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00225803-001-15</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)