

APN# : 1320-35-001-051
RPTT: \$3,354.00

DOUGLAS COUNTY, NV
RPTT:\$3354.00 Rec:\$18.00
\$3,372.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2017-897718

04/24/2017 01:55 PM

Recording Requested By:
Western Title Company

Escrow No.: 086263-ARJ

When Recorded Mail To:
Christopher Stone
P.O. Box 6205
Incline Village, NV 89450

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 _____

Michelle Simpson
Michelle Simpson

Escrow Assistant

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,

Michael P. Peck, a married man as his sole and separate property who acquired title as Michael P. Peck, an unmarried man

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

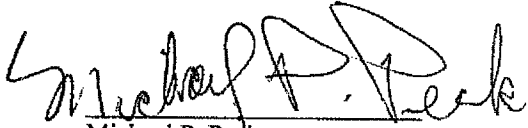
Christopher Stone, a Single Man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 03/10/2017


Michael P. Peck

STATE OF _____

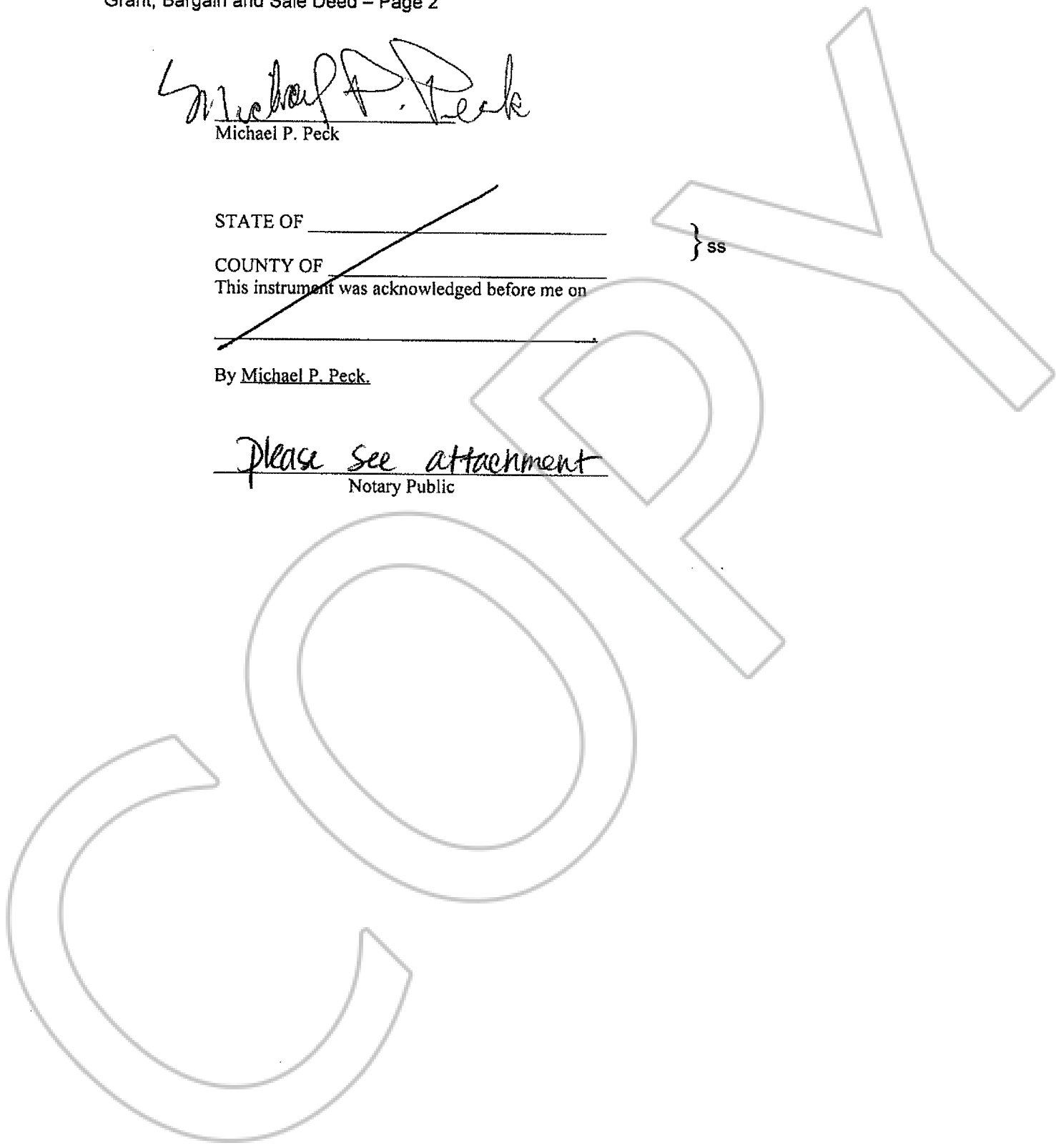
COUNTY OF _____

This instrument was acknowledged before me on _____

By Michael P. Peck.

Please see attachment
Notary Public

} ss



California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 03/17/17 before me, Janice Godoy, notary public, personally appeared ***Michael Peck***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janice Godoy (Seal)



Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ # of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT "A"

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

All that portion of Parcel 4-B a shown on the Sanchez Parcel Map filed at Book 185 of Official Records, at Page 462, Document No. 112047 more particularly described as follows:

Commencing at the Northwest corner of said Parcel 4-B, which lies on the centerline Ortega way;

Thence along said centerline S 00°20'07" E. 338.29 feet to the intersection with the centerline of Sanchez Road;

Thence along said centerline of Sanchez Road S 73°44'45" E 254.85 feet to the POINT OF BEGINNING;

Thence N 26°04'48" E 66.03 feet;

Thence N 17°15'04" E 154.64 feet;

Thence N 11°15'56" E 186.69 feet;

Thence N 89°55'26" E 237.18 feet;

Thence S 62°43'24" E 280.17 feet;

Thence N 89°55'26" E 486.93 feet;

Thence S 00°15'51" E 21.27 feet;

Thence S 74°27'31" W 1015.98 feet to the centerline of Sanchez Road;

Thence along said centerline N 73°44'45" W 110.15 feet to the POINT OF BEGINNING.

The above described land is also designated as Parcel 4-B-2 on the Record of Survey filed. October 30, 2002, as File No. 556273.

NOTE: The above metes and bounds description appeared previously in that certain recorded in the office of the County Recorder of Douglas County, Nevada on March 5, 2003, as Document No. 2003-568956 of Official Records.

Assessor's Parcel Number(s):
1320-35-001-051

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-35-001-051

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: \$860,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$860,000.00
 Real Property Transfer Tax Due: \$3,354.00

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 M. Simpson Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Michael P. Peck
 Address: 991 S. Quincy St.
 City: Anaheim
 State: CA Zip: 92807

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Christopher Stone
 Address: P.O. Box 6205
 City: Incline Village
 State: NV Zip: 89450

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 086263-ARJ