

APN#: 1220-15-210-006
RPTT: \$1,053.00

DOUGLAS COUNTY, NV
RPTT:\$1053.00 Rec:\$17.00
\$1,070.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2017-899168

05/26/2017 09:31 AM

Recording Requested By:
Western Title Company
Escrow No.: 087414-ARJ

When Recorded Mail To:
Joshua Dean Swall
Nichole Amber Marie Swall
1406 Jobs Peak Dr.
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

M. 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,

Leslie A. Broderson, an unmarried woman

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

Joshua Dean Swall and Nichole Amber Marie Swall, Husband and Wife as Joint Tenants, with Right of Survivorship

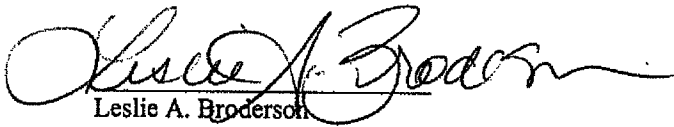
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 215, of GARDNERVILLE RANCHOS UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 1, 1965, in Book 1 of Maps, as Filing No. 28309, and Amended Title Sheet recorded on June 4, 1965, as Filing No. 28377.

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

Dated: 05/17/2017


Leslie A. Broderson

STATE OF California

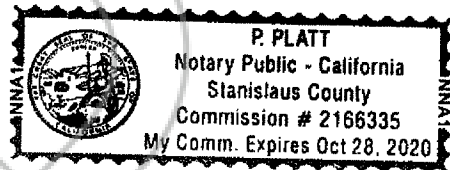
COUNTY OF Stanislaus

This instrument was acknowledged before me on

May 18, 2017

By Leslie A. Broderson.

P. Platt
Notary Public



Grant, Bargain & Sale Deed

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 Stanislaus

On May 18, 2017 before me, P. Platt a Notary Public, personally appeared Leslie A. Broderson 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.

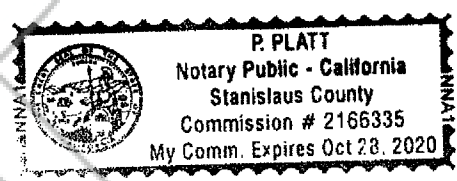
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: P. Platt

Name: P. Platt
(typed or printed)

(Seal)



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-15-210-006

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: \$270,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$270,000.00
 Real Property Transfer Tax Due: \$1,053.00

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: Leslie A. Broderon
 Address: 1600 Dulwich Dr.
 City: Modesto
 State: CA Zip: 95358

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Joshua Dean Swall and Nichole Amber Marie Swall
 Address: 1406 Jobs Peak Dr
 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: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 087414-ARJ