

DOUGLAS COUNTY, NV
RPTT:\$1774.50 Rec:\$17.00
\$1,791.50 Pgs=4
2017-899480
06/01/2017 04:05 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-813-019

Escrow No. 00227412 - 016 - 17
RPTT 1,774.50
When Recorded Return to:
Dana L. Langdon
18610 Los Alimos Street
Northridge, CA 91326
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged, Yvonne D. Zellmer, as Successor Trustee of the Zellmer 2007 Family Trust as to an undivided 77% and John Priscu, a married man as his sole and separate property as to an undivided 23% interest

do(es) hereby Grant, Bargain, Sell and Convey to Dana L. Langdon, a married woman as her sole and separate property 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 26 day of May, 2017

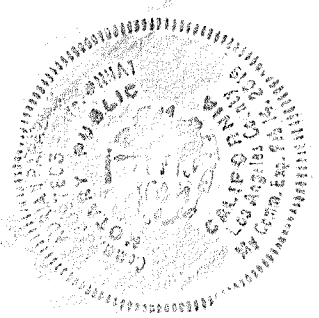
Yvonne D. Zellmer
Yvonne D. Zellmer Trustee

* this document has been executed in counterpart

John Priscu

STATE OF
COUNTY OF

SEE ATTACH!



This instrument was acknowledged before me on _____, 2017,
by Yvonne D. Zellmer _____

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)

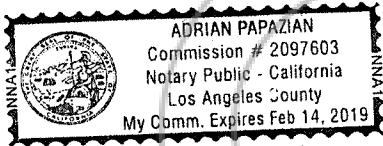
On 05-26-2017 before me, Adrian Papazian (Notary Public)
Date Here Insert Name and Title of the Officer

personally appeared YVONNE D. ZELLNER
Name(s) of Signer(s)

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 Adrian Papazian
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Sale Deed Document Date: 5-26-17
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

APN: 1318-23-813-019

Escrow No. 00227412 - 016 - 17

RPTT 1,774.50

When Recorded Return to:

Dana L. Langdon

18610 Los Alimos Street

Northridge, CA 91326

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged, Yvonne D. Zellmer, as Successor Trustee of the Zellmer 2007 Family Trust as to an undivided 77% and John Priscu, a married man as his sole and separate property as to an undivided 23% interest

do(es) hereby Grant, Bargain, Sell and Convey to Dana L. Langdon, a married woman as her sole and separate property 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 30 day of May, 2017

*this document has been executed in counterpart

Yvonne D. Zellmer Trustee

John Priscu

STATE OF
COUNTY OF

This instrument was acknowledged before me on 30 May, 2017, by John Priscu.

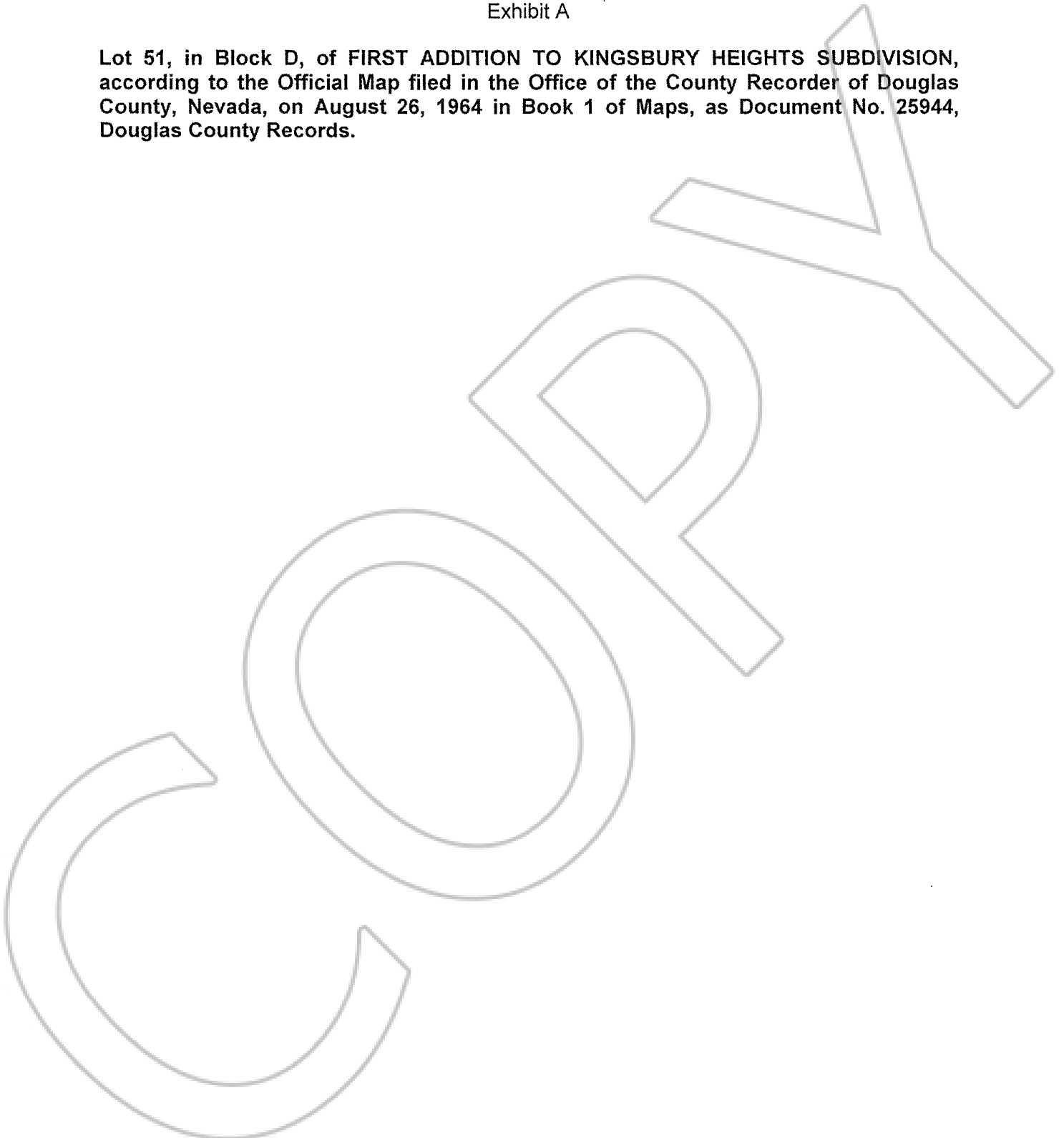
Maria McKinney
NOTARY PUBLIC

	MARIA MCKINNEY
	Notary Public
	for the State of Montana
	Residing at:
	Belgrace, Montana
My Commission Expires:	
June 15, 2018	

SPACE BELOW FOR RECORDER

Exhibit A

Lot 51, in Block D, of FIRST ADDITION TO KINGSBURY HEIGHTS SUBDIVISION, according to the Official Map filed in the Office of the County Recorder of Douglas County, Nevada, on August 26, 1964 in Book 1 of Maps, as Document No. 25944, Douglas County Records.



SPACE BELOW FOR RECORDER

1. APN: 1318-23-813-019

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: \$455,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$455,000.00
 Real Property Transfer Tax Due: \$ 1,774.50

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>Yvonne D. Zellmer</i>	Capacity grantor
Signature _____	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Yvonne D. Zellmer, <i>Successor Trustee</i>	Print Name: Dana L. Langdon
Address: 7556 Chaminade Avenue	Address: 18610 Los Alimos Street
City/State/Zip: West Hills, CA 91304	City/State/Zip: Northridge, CA 91326

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00227412-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

** Of the Zellmer 2007 Family Trust and John Pnscoe*