DOUGLAS COUNTY, NV

RPTT:\$1774.50 Rec:\$17.00

2017-899480 06/01/2017 04:05 PM

\$1,791.50 Pgs=4 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 <u>26</u> day of _	May, 2017		
Sponne Rellmer	* this document has been ex	ecuted in counte	rpart
vonne D. Zellmer Trustee	John Priscu		
STATE OF SEE R	TTACHI		
This instrument was acknowledged be	efore me on	<u>, 2017</u> , 🥍	
by Yvonne D. Zellmer		<u>.</u>	11/1/1/1
			De red frances sage
NOTARY PUBLIC			
SDACE BELOW EOD BECORDED			

## **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

	ficate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.		
State of California			
County of Los Angeles			
On 05-26-20\7 before me,	Adrian Papazian ( Notary Public )		
personally appeared YVQNNE	D. ZELLMEK.		
	Name(s) of Signer(s)		
subscribed to the within instrument and acknow	by evidence to be the person(s) whose name(s) is/are evidence to me that he/she/they executed the same in his/her/their signature(s) on the instrument 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.		
ADRIAN PAPAZIAN Commission # 2097603 Notary Public - California Los Angeles County My Comm. Expires Feb 14, 2019	Signature Of Notary Public Signature of Notary Public		
Place Notary Seal Above			
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:   Signer(s) Other TI  Signer(s) Other TI	Document Date: 5-76-17		
Capacity(ies) Claimed by Signer(s)			
Signer's Name:	Signer's Name:		
□ Corporate Officer — Title(s): □□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□	□ Corporate Officer — Title(s):      □ Partner — □ Limited □ General		
☐ Partner — ☐ Elmited ☐ General ☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact		
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator		
Other:	Other:		
Signer Is Representing:	Signer Is Representing:		
~	1		

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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

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

mai

2017

by John Priscu.

Notary Public
Notary Public
TARIA, For the State of Montana MARIA MCKINNEY Belgrade, Montana My Commission Expires: June 13, 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.



1. APN: 1318-23-813-019  2. Type of Property: a) □ Vacant Land b) ■ Single Fam. Res. c) □ CondoTwinise d) □ 2-4 Plex d) □ 2-4 Plex d) □ Agricultural d) □ Agricultural d) □ Mobile Home d) □ Other    FOR RECORDERS OPTIONAL USE ONLY Document Instrument No.: Book: Page: Date of Recording: Notes:   Page: Date of Re		·			
a) □ Vacant Land   b) ■ Single Fam. Res.   c) □ Cond/Twinhse   d) □ Zet Plex   d) □ Zet Plex   d) □ Zet Plex   e) □ Apt. Bidg   f) □ Comm*l/Ind*!   g) □ Agricultural   h) □ Mobile Home   f) □ Other   for RECORDERS OPTIONAL USE ONLY   Document Instrument No.:   Book: Page:   Date of Recording:   Notes:   Not	1. APN: 1318-23-813-019				
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 of ed.  Signature	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	Document Instrument No.:  Book: Page:  Date of Recording:			
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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount oxed.  Signature Capacity grantor  Signature Capacity grantor  Print Namee  Capacity grantor  Capaci		tional tax due, may result in a penalty of 10% of the tax			
amount oved.  Signature  Signature  Signature  SELLER (GRANTOR) INFORMATION  (Required)  Print Name: Yvonne D. Zellmer   DICLETS   NSCC   Print Name: Dana L. Langdon  Address: 7556 Chaminade Avenue  City/State/Zip: West Hills, CA 91304  COMPANY REQUESTING RECORDING  Co. Name: First Centennial Title Company of NV  Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703  Capacity grantor  (Required)  Print Name: Dana L. Langdon  Address: 18610 Los Alimos Street  City/State/Zip: Northridge, CA 91326  Company of NV  Escrow # 00227412-016dr	due plus interest at 1% per month.				
amount oved.  Signature  Signature  Signature  SELLER (GRANTOR) INFORMATION  (Required)  Print Name: Yvonne D. Zellmer   DICLETS   NSCC   Print Name: Dana L. Langdon  Address: 7556 Chaminade Avenue  City/State/Zip: West Hills, CA 91304  COMPANY REQUESTING RECORDING  Co. Name: First Centennial Title Company of NV  Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703  Capacity grantor  (Required)  Print Name: Dana L. Langdon  Address: 18610 Los Alimos Street  City/State/Zip: Northridge, CA 91326  Company of NV  Escrow # 00227412-016dr	Pursuant to NRS 375 030, the Buyer and Seller shall	be jointly and severally liable for any additional			
Signature Capacity granter  Signature Capacity grantee  SELLER (GRANTOR) INFORMATION  (Required) (Required)  Print Name: Yvonne D. Zellmer   MCCCFFFF   MSCC   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  Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703		o joining and corolany name for any additional			
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A Of the Zellmer 2007 family Trust and John Priscu