

DOUGLAS COUNTY, NV
RPTT:\$2827.50 Rec:\$17.00
\$2,844.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2017-900891

06/30/2017 02:00 PM

APN# : 1219-15-002-065

RPTT: \$2,827.50

Recording Requested By:
Western Title Company

Escrow No.: 088406-WLD

When Recorded Mail To:
Jeffrey Fine and Connie Keating
378 Jones Lane
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 _____

Wendy Dunbar

Escrow Officer

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,

Graham R. Winter and Judy L. Winter, husband and wife as joint tenants

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

Jeffrey Fine and Connie Keating, 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:

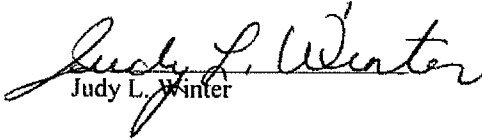
See attached Exhibit A

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

Dated: 05/31/2017



Graham R. Winter



Judy L. Winter

STATE OF Nevada _____

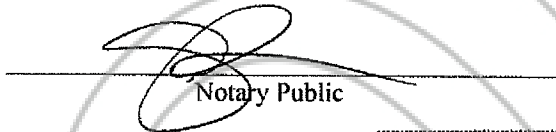
COUNTY OF Douglas _____

} ss

This instrument was acknowledged before me on

6-27-17

By Graham R. Winter and Judy L. Winter.



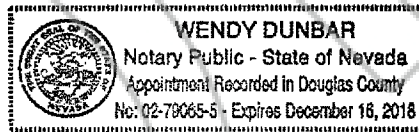
Notary Public

EXHIBIT "A"

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

PARCEL 1:

Parcel 4A of Parcel Map #1 LDA 04-092 for MIKE HICKEY CONSTRUCTION, INC., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 20, 2006, in Book 0906, Page 6316, as Document No. 684783, Official Records.

PARCEL 2:

An easement 50.00 feet in width for roadway and utility purposes (Jones Lane, an exclusive private road), the centerline of which is more particularly described as follows, to wit:

Beginning at the True Point of Beginning of Parcel 1 of that certain Grant, Bargain, Sale Deed recorded September 10, 2004, in Book 904, Page 3617, as Document No. 623837, of Official Records, Douglas County, Nevada;

thence South 42°50'14" West a distance of 445.75 feet to a point of curvature;

thence Westerly along a curve to the right an arc distance of 165.46 feet, said curve subtends a central angle of 47°24'02" and has a radius of 200.00 feet;

thence North 89°45'44" West a distance of 412.21 feet to the West boundary of Parcel 1 of that certain Grant, Bargain, Sale Deed recorded September 10, 2004, in Book 904, Page 3617, as Document No. 623837, of Official Records, Douglas County, Nevada and to a point of ending.

Said legal description was previously referenced in Grant, Bargain, Sale Deed recorded September 10, 2004, in Book 904, Page 3617, as Document No. 623837, Official Records, Douglas County, Nevada.

Assessor's Parcel Number(s):
1219-15-002-065

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-15-002-065

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: \$725,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$725,000.00
 Real Property Transfer Tax Due: \$2,827.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 _____ Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Graham R. Winter and Judy L. Winter
 Address: 1235 Springtime
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeffrey Fine and Connie Keating
 Address: 378 Jones Lane
 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. #: 088406-WLD