

DOUGLAS COUNTY, NV **2017-902423**
RPTT:\$1084.20 Rec:\$18.00
\$1,102.20 Pgs=5 **08/07/2017 03:36 PM**
ETRCO
KAREN ELLISON, RECORDER

APN# : 1221-05-001-015

RPTT: \$1,084.20

Recording Requested By:
Western Title Company

Escrow No.: 088580-WLD

When Recorded Mail To:

Russell Paul Ozolins

P.O. BOX 6971

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,

Daniel Reid Clark, an unmarried man

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

Russell Paul Ozolins, 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: 07/20/2017

Daniel Reid Clark
Daniel Reid Clark

STATE OF _____

COUNTY OF _____

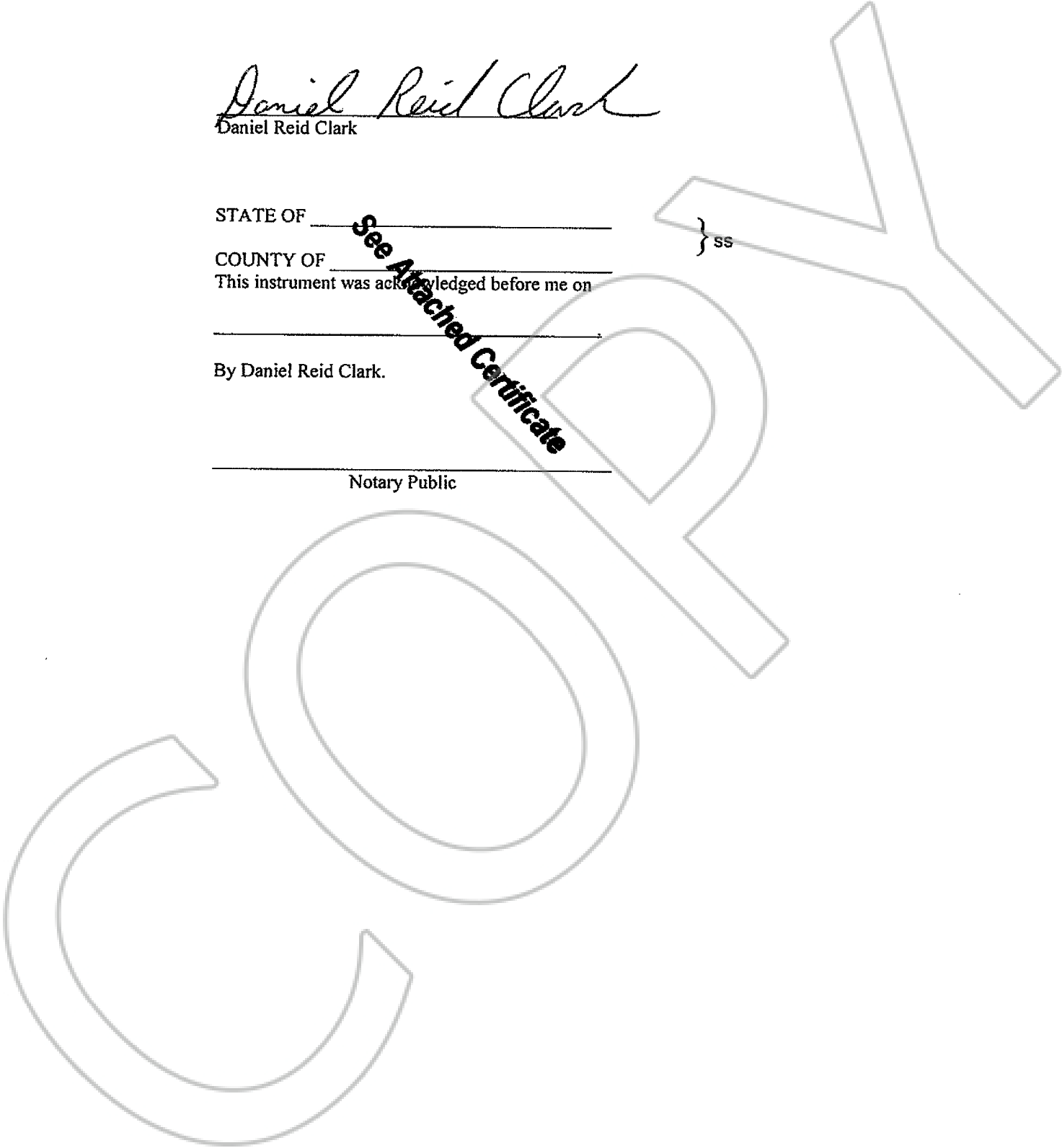
This instrument was acknowledged before me on _____

By Daniel Reid Clark.

Notary Public

} ss

See Attached Certificate



CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 SANTA CLARA

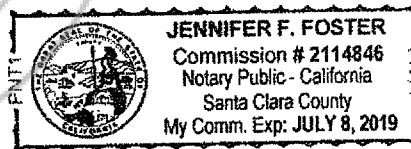
On JULY 26, 2017 before me, Jennifer F. Foster (notary public)

personally appeared DANIEL REID CLARK

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 Jennifer F. Foster (seal)

EXHIBIT "A"

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

PARCEL 1:

All that certain parcel of land situate in Lot 2 of the Northeast 1/4 of Section 5, Township 12 North, Range 21 East, M.D.B.&M., more particularly described as follows:

Commencing at the 1/4 corner common to Section 5 and 32, Township 12 North, Range 21 East, M.D.B. & M., thence South $01^{\circ} 14' 33''$ West, 597.45 feet; thence South $77^{\circ} 17' 49''$ East, 40.59 feet; thence North $65^{\circ} 48' 53''$ East, 275.81 feet; thence South $72^{\circ} 49' 47''$ East, 61.83 feet; thence North $58^{\circ} 24' 23''$ East, 116.02 feet to the Northwest corner of parcel 1 as shown on that certain parcel map for Nalder, the True Point of Beginning; thence South $01^{\circ} 14' 33''$ West 460.59 feet; thence North $89^{\circ} 29' 33''$ East 238.56 feet; thence North $00^{\circ} 12' 12''$ East, 557.31 feet; thence South $84^{\circ} 31' 33''$ West, (of record South $84^{\circ} 31' 33''$ East) 82.73 feet; thence South $58^{\circ} 24' 23''$ West (of record South $58^{\circ} 24' 23''$ East) 173.74 feet to the True Point of Beginning.

Said parcel is shown as Parcel 1 and a portion of Parcel 2 of Parcel Map for Richard H. and Alice L. Nalder, recorded August 28, 1982, in Book 982, at Page 1589, as Document No. 71297.

NOTE: The above metes and bounds description appeared previously in that certain Grant Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 30, 1999, as Document No. 481730 of Official Records.

PARCEL 2:

An easement for ingress as set forth in Document executed by Stoddard Jacobson and Jewel Jacobsen, recorded May 28, 1981, in Book 581, Page 1576, as Document No. 56681.

Assessor's Parcel Number(s):

1221-05-001-015

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1221-05-001-015

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: \$278,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$278,000.00
 Real Property Transfer Tax Due: \$1,084.20

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 Daniel Reid Clark Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Daniel Reid Clark
 Address: P.O. BOX 403
 City: REDWOOD ESTATES
 State: CA Zip: 95044

Print Name: Russell Paul Ozolins
 Address: P.O. BOX 6971
 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. #: 088580-WLD