

APN# : 1220-12-610-010

RPTT: \$3,939.00

Recording Requested By:

Western Title Company

Escrow No.: 089456-WLD

When Recorded Mail To:

Ralph F. Hake and Nancy H.

Harper

72 Vista Montemar

Laguna Niguel, CA 92677

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,

Pamela A. Horton, a single woman

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

Ralph F. Hake and Nancy H. Harper, 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:

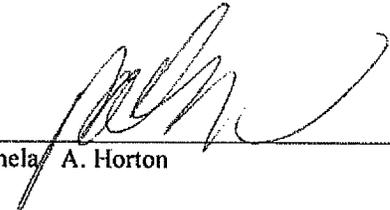
Being a portion of the North one-half of Section 12, Township 12 North, Range 20 East, M.D.B.&M., further described as follows:

Lot 25 in Block F as set forth on Final Subdivision Map 2DA #01-083 for PINION RIDGE, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 15, 2003 in Book 903, Page 7332 as Document No. 589938.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR DEED RESTRICTION

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

Dated: 09/04/2017



Pamela A. Horton

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

September 6, 2017

By Pamela A. Horton.



Notary Public

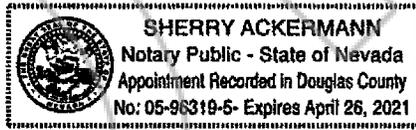
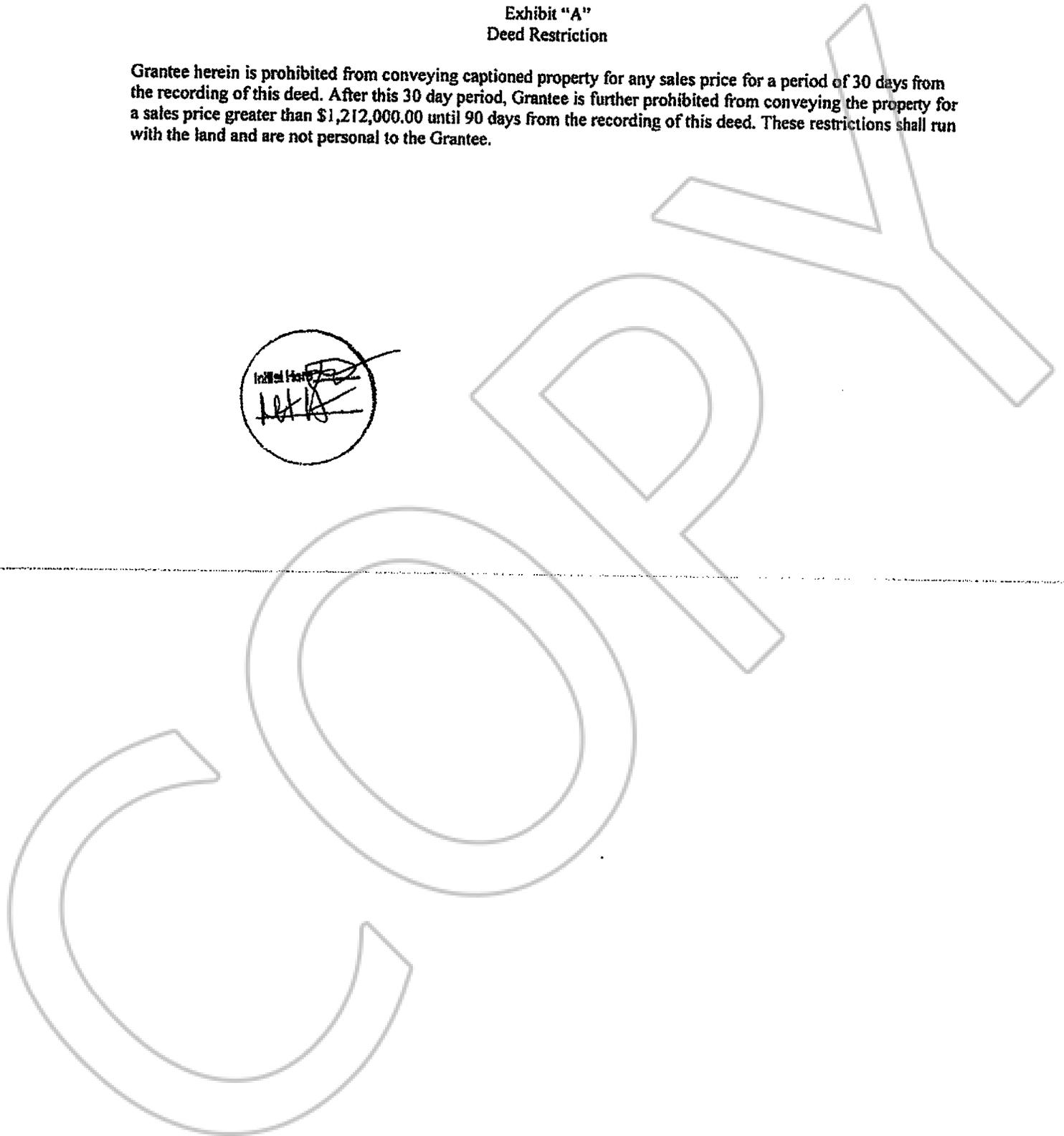


Exhibit "A"
Deed Restriction

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the recording of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$1,212,000.00 until 90 days from the recording of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Initial Hereby

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-12-610-010

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: \$1,010,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$1,010,000.00
Real Property Transfer Tax Due: \$3,939.00

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 [Signature] Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pamela A. Horton
Address: 1064 Helman
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ralph F. Hake and Nancy H. Harper
Address: 72 Vista Montemar
City: Laguna Niguel
State: CA Zip: 92677

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. #: 089456-WLD