

APN# : 1318-03-211-014

RPTT: \$2,535.00

DOUGLAS COUNTY, NV
RPTT:\$2535.00 Rec:\$19.00
\$2,554.00 Pgs=6
09/25/2017 01:54 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 091558-WLD

When Recorded Mail To:

Ryan M. McKnight and Marnie M.
McKnight

P.O. BOX 11152


Zephyr Cove, NV 89448

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 document being executed in counter-part

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,

Tony Hermosillo and Christia M. Hermosillo, husband and wife as joint tenants, as to an undivided 50% interest and Scott Rishwain and Katherine D. Rishwain, husband and wife as joint tenants, as to an undivided 50% interest, all as Tenants in Common

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

Ryan M. McKnight and Marnie M. McKnight, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, County of Douglas State of Nevada bounded and described as follows:

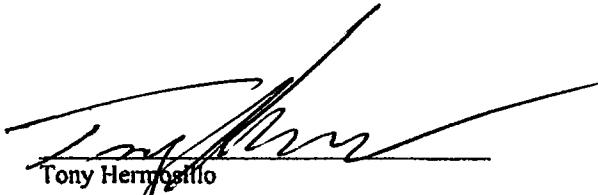
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 115, as shown on the map of SKYLAND SUBDIVISION UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as document No. 14668.

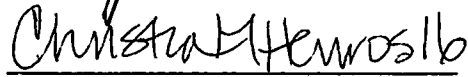
Together with the right of access over Lots 32 and 33; as shown on the filed map referred to herein as reserved in the Deed from Stockton Garden Homes, Inc., a California Corporation to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960, in Book 1 of Official Records at Page 268, Douglas County, Nevada.

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

Dated: 09/19/2017



Tony Hermosillo



Christia M. Hermosillo

Scott Rishwain

Katherine D. Rishwain

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By

see attached

Notary Public

} ss

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.

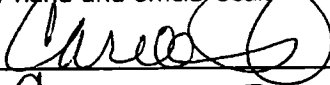
State of California

County of San Joaquin

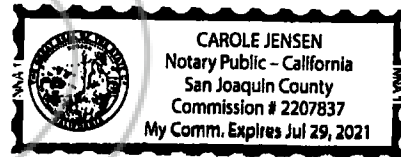
On September 21, 2017 before me, Carole Jensen a Notary Public, personally appeared Tony Hermosillo and Christia M. Hermosillo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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: 

Name: Carole Jensen
(typed or printed)

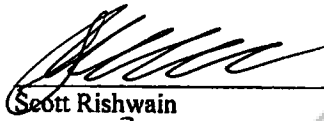


(Seal)


Grant, Bargain and Sale Deed – Page 2

Tony Hermosillo

Christia M. Hermosillo



Scott Rishwain



Katherine D. Rishwain

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

_____.

By

_____.

Notary Public

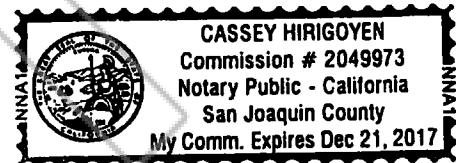
} ss

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 San Joaquin

Subscribed and sworn to (or affirmed) before me on this 22nd day of September, 2017, by Scott Rishwain and Katherine D. Rishwain, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1318-03-211-014

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: \$650,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$650,000.00
 Real Property Transfer Tax Due: \$2,535.00

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 [Signature] Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Tony Hermosillo and Christia M. Hermosillo, Scott Rishwain and Katherine D. Rishwain
 Address: 165 W. Cleveland St #2
 City: Stockton
 State: CA Zip: 95204

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Ryan M. McKnight and Marnie M. McKnight
 Address: P.O. BOX 11152
 City: Zephyr Cove
 State: NV Zip: 89448

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. #: 091558-WLD