

DOUGLAS COUNTY, NV

**2017-905334**

RPTT:\$943.80 Rec:\$35.00

\$978.80 Pgs=5

10/06/2017 03:53 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-21-610-001  
RPTT: \$943.80

Recording Requested By:  
Western Title Company  
Escrow No.: 091331-ARJ

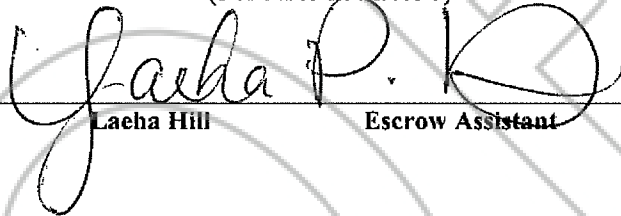
When Recorded Mail To:  
Brandon T. Mooney  
1309 Yellowjacket Lane  
Gardnerville, NV 89460

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



Laaha Hill

Escrow Assistant

**Grant, Bargain, and Sale Deed**

**This document is being signed 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,

Harold K. Croneis, an unmarried man and Aspen Croneis, a married woman as her sole and separate property as joint tenants with rights of survivorship who acquired title as Harold K. Croneis, an unmarried man and Aspen Croneis, an unmarried woman as joint tenants with rights of survivorship

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

Brandon T. Mooney, a single man, as his sole and separate property.

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

Lot 362 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 09/21/2017

Harold K. Croneis  
Harold K. Croneis

~~Signed in counter part  
Aspen Croneis~~

STATE OF California } ss  
COUNTY OF Marin


This instrument was acknowledged before me on  
October 3, 2017

By Harold K. Croneis and Aspen Croneis KW

Katherine Wigington  
Notary Public



Signed in counter part  
Harold K. Croneis

  
Aspen Croneis

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

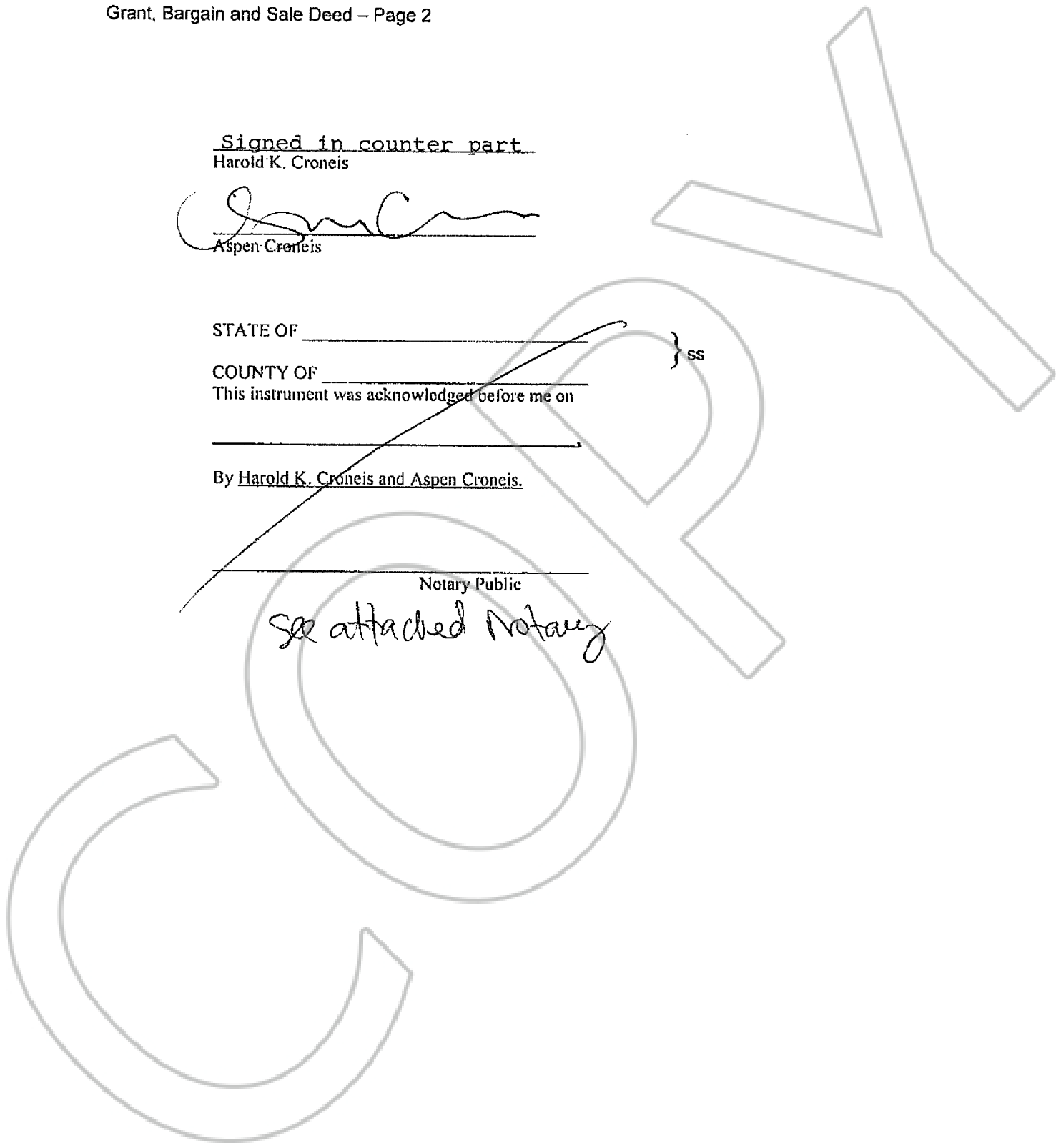
This instrument was acknowledged before me on

\_\_\_\_\_

By Harold K. Croneis and Aspen Croneis.

\_\_\_\_\_  
Notary Public

*see attached Notary*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Los Angeles )  
On Oct. 3, 2017 before me, Lori Nylin, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Aspen Ckoneis  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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: Grant, Buydown & Sale Deed Document Date: 9/21/17  
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-21-610-001

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: \$242,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$242,000.00  
 Real Property Transfer Tax Due: \$943.80

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 [Handwritten Signature] Capacity [Handwritten Signature]  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Harold K. Croneis  
 Address: PO Box 87  
 City: Novato  
 State: CA                      Zip: 94948

Print Name: Brandon T. Mooney  
 Address: 1309 Yellowjacket  
 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. #: 091331-ARJ