

DOUGLAS COUNTY, NV **2017-905476**
RPTT:\$1657.50 Rec:\$35.00
\$1,692.50 Pgs=2 10/11/2017 02:25 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-24-411-014

Escrow No. 00231274 - 016 - 17
RPTT 1,657.50
When Recorded Return to:
Wayne Emme
PO Box 60735
San Diego, CA 92106
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Stephen P. Akacsos and Lisa L. Akacsos, Trustees of The Akacsos Family Trust dated
March 16, 2006

do(es) hereby Grant, Bargain, Sell and Convey to
Wayne Emme, An Unmarried Man

all that real property situate in the City of Stateline, County of Douglas, State of Nevada,
described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 5TH day of OCTOBER, 2017

The Akacsos Family Trust, dated
March 16, 2006

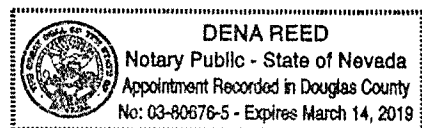
Stephen P. Akacsos
Stephen P. Akacsos, as Trustee

Lisa L. Akacsos
Lisa L. Akacsos, as Trustee

STATE OF
COUNTY OF

This instrument was acknowledged before me on 10-5, 2017,
by STEPHEN P. AKACOSOS & LISA L. AKACOSOS

Dena Reed
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Lot 14, in Block F, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

TOGETHER WITH an undivided 1/15th interest in and to Lot A (Common Area), as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

PARCEL 2:

A 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1318-24-411-014

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA DECLARATION OF VALUE

3. **Total Value/Sales Price of Property:** \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$ 1,657.50

4. **If Exemption Claimed**

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

5. Partial Interest: Percentage being transferred: _____%

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 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 _____
Signature _____	Capacity <u>GRANTEE</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: The Akacos Family Trust dated March 16, 2006	Print Name: Wayne Emme
Address: 3231 Cheryl Circle	Address: PO Box 60735
City/State/Zip: Pleasanton, CA 94588	City/State/Zip: San Diego, CA 92106

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00231274-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

****Stephen P. Akacos and Lisa L. Akacos, Trustees****