

DOUGLAS COUNTY, NV
RPTT:\$1950.00 Rec:\$35.00
\$1,985.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-917010

07/20/2018 01:29 PM

APN# : 1320-29-610-036
RPTT: \$1,950.00

Recording Requested By:
Western Title Company

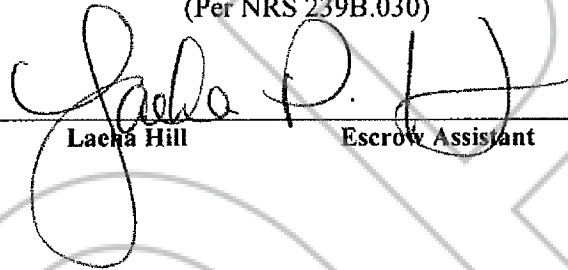
Escrow No.: 098347-ARJ
When Recorded Mail To:
Barry E. Franks and Darlene A.
Franks
1112 Chantel Drive
Minden, NV 89423

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 _____


Laeha Hill Escrow Assistant

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,

Jeanne K. Mancini, surviving joint tenant

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

Barry E. Franks and Darlene A. Franks, Trustees of the Barry E. and Darlene A. Franks Family Trust dated January 18, 2002

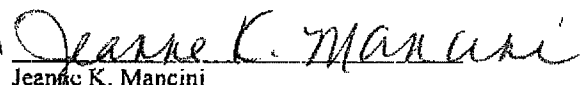
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 57, Block D, as set forth on Final Subdivision Map, Planned Unit Development, PD 02-05 of Monterra Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 24, 2005, in Book 0805, Page 11150, Document No. 653145.

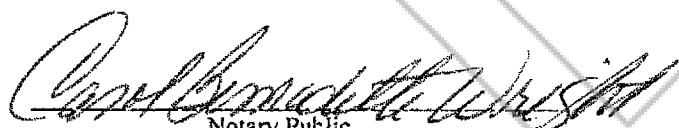
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/11/2018


Jeanne K. Mancini

STATE OF ~~NEVADA~~ *Virginia*
CB COUNTY OF ~~DOUGLAS~~ *Spotsylvania*
This instrument was acknowledged before me on

July 18, 2018
By Jeanne K. Mancini.


Notary Public
Carol Bernadette Wright

CAROL BERNADETTE WRIGHT
Notary Public
Commonwealth of Virginia
Registration No. 7665116
My Commission Expires Apr 30, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-29-610-036

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: \$500,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$500,000.00
 Real Property Transfer Tax Due: \$1,950.00

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 [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ronald W. Mancini and Jeanne K. Mancini

Address: 219 Noels Place
 City: Tappahannock
 State: VA Zip: 22560

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Barry E. Franks and Darlene A. Franks, Trustees of the Barry E. and Darlene A. Franks Family Trust dated January 18, 2002

Address: 1112 Chantel Drive
 City: Minden
 State: NV Zip: 89423

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. #: 098347-ARJ