

DOUGLAS COUNTY, NV **2018-917670**  
RPTT:\$3053.70 Rec:\$35.00  
\$3,088.70 Pgs=3 **08/03/2018 12:52 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
William E. Oder  
Rebecca A. McGuire Oder  
PO BOX 140  
Genoa, NV 89411

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1802986-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1420-28-601-027  
R.P.T.T. \$3,053.70

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Richard G. Verano and Jane M. Verano, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to William E. Oder and Rebecca A. McGuire Oder, Trustees of the Weoramo Family Trust dated September 7, 2017

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

*Richard G. Verano*

Richard G. Verano

*Jane M. Verano*

Jane M. Verano

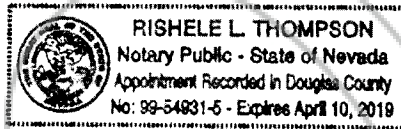
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

*8/2/18*

This instrument was acknowledged before me on ,  
by Richard G. Verano and Jane M. Verano

*[Signature]*  
NOTARY PUBLIC



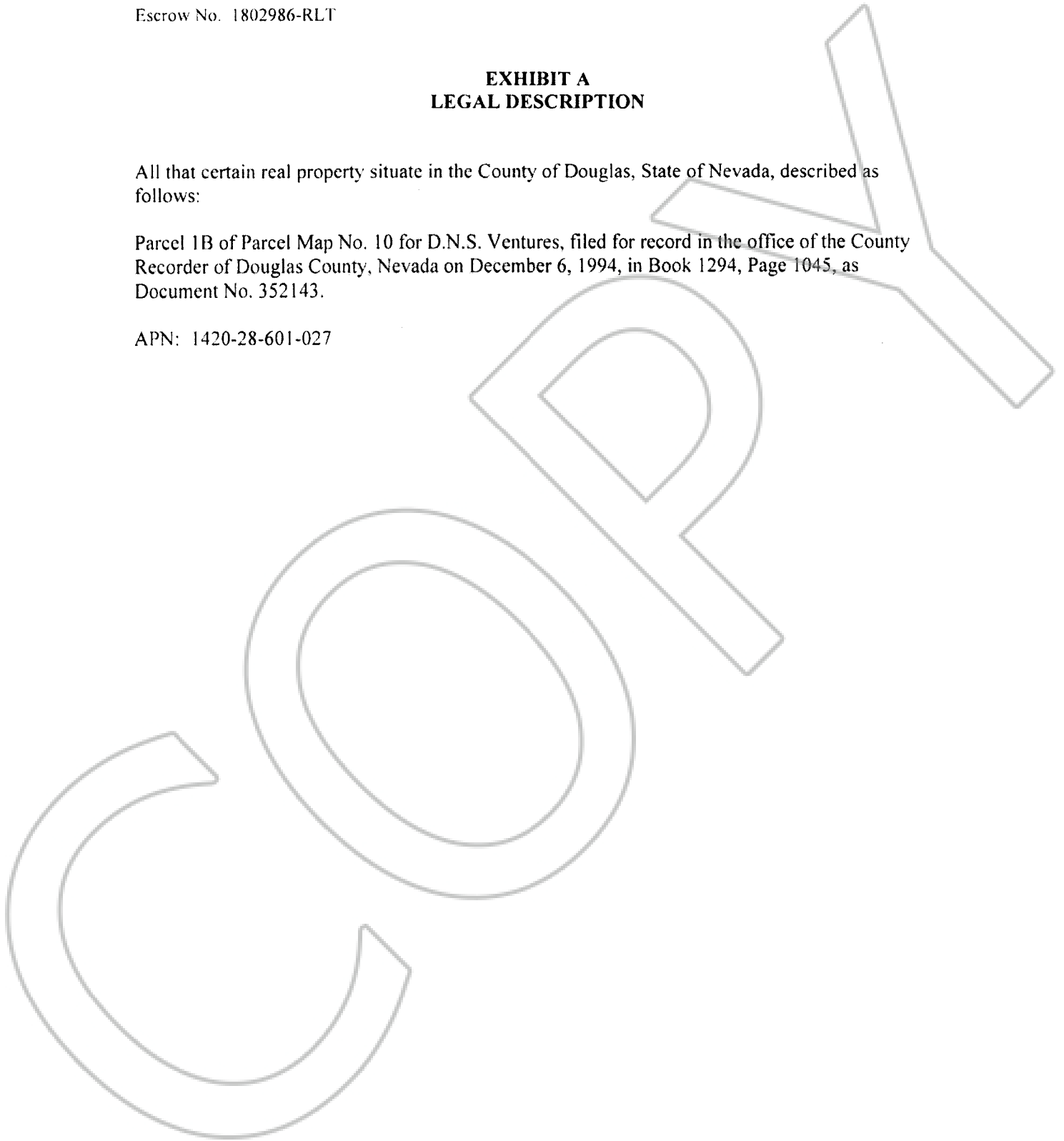
Escrow No. 1802986-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 1B of Parcel Map No. 10 for D.N.S. Ventures, filed for record in the office of the County Recorder of Douglas County, Nevada on December 6, 1994, in Book 1294, Page 1045, as Document No. 352143.

APN: 1420-28-601-027



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-28-601-027  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 783,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 783,000.00  
 d. Real Property Transfer Tax Due:    \$ 3,053.70

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 Richard G. Verano                      Capacity grantor  
 Signature Jane Sullivan                      Capacity grantor

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Richard G. Verano, ETAL  
 Address: 1317 Windsor Dr  
 City: Gardnerville  
 State: Zip: NV, 89410

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: William E. Oder & Rebecca A. McGuire Oder  
 Address: PO Box 44  
 City: Genoa  
 State: Zip: NV 89411

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 01802986-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED