

APN# : 1022-00-002-019
RPTT: \$487.50

DOUGLAS COUNTY, NV
RPTT:\$487.50 Rec:\$35.00
\$522.50 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-918196

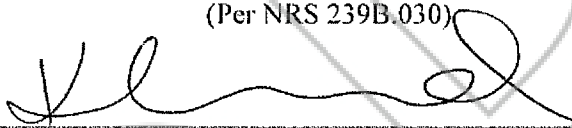
08/17/2018 09:32 AM

Recording Requested By:
Western Title Company
Escrow No.: 098952-TEA
When Recorded Mail To:
Jeff Farnum
Tambra Farnum
1625 Oat Mountain Drive
Wellington, NV 89444

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



Koah Inwood 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,

Wilfred Dean Mann, an unmarried man

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

Jeff Farnum and Tambra Farnum, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, 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:

PARCEL 1:

Parcel 4 as shown on the Map of Division into Large Parcels LDA D4-D40 for the Inter-Vivos Revocable Trust of Timothy W. Pemberton, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 20, 2004, in Book 1004, Page 8412, Document No. 627209, Official Records, Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH an easement for roadway and utility purposes as set forth in Documents recorded August 30, 1994 in Book 894, Page 5124, Document No. 345015, and February 16, 2005 in Book 2005, Page 6037, Document No. 0636893, Official Records, 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: 08/03/2018

Wilfred Dean Mann
Wilfred Dean Mann

STATE OF Kansas
COUNTY OF Leavenworth

} SS

This instrument was acknowledged before me on
August 6, 2018

By Wilfred Dean Mann.

ESTHER P. KAISER
Notary Public - State of Kansas
My Appointment Expires 9/18/2019

Esther P. Kaiser
Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-00-002-019

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: \$125,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$125,000.00
 Real Property Transfer Tax Due: \$487.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Wilfred D. Mann
 Address: 154 Garnet Cir
 City: Mound House
 State: NV Zip: 89706

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Jeff Farnum and Tandra Farnum
 Address: 1625 Oat Mountain Drive
 City: Wellington
 State: NV Zip: 89444

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. #: 098952-TEA