

DOUGLAS COUNTY, NV
RPTT:\$4972.50 Rec:\$35.00
\$5,007.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2018-918929

08/31/2018 10:11 AM

APN# : 1219-03-001-036
RPTT: \$4972.50

Recording Requested By:
Western Title Company

Escrow No.: 098865-JMS

When Recorded Mail To:

Jeannine Ranuio
3536 Scott Street
San Francisco, CA 94123

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


Joann Sundstrom

Escrow Officer

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,

Scott John Hamann and Mary Beth Hamann, husband and wife as community property

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

Jeannine Ranuio, a single woman

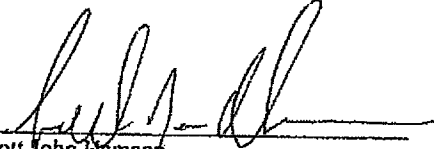
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

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

Dated: 8-30, 2018



Scott John Hamann



Mary Beth Hamann


STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

August 30, 2018

By Scott John Hamann and Mary Beth Hamann.



Notary Public

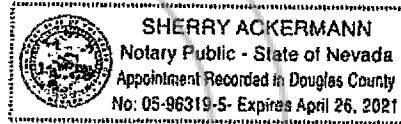


EXHIBIT "A"

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

PARCEL 1:

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MIKE BUFFO AND CECIL FAIRCHILD, RECORDED IN BOOK 693, PAGE 4674 AS DOCUMENT NO. 310417 OF THE OFFICE RECORDS OF SAID DOUGLAS COUNTY,

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89° 47' 09" EAST, 384.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, SOUTH 18° 40' 13" EAST, 20.08 FEET;

THENCE NORTH 89° 47' 09" WEST, 267.79 FEET;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1, SOUTH 6° 09' 17" EAST, 441.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89° 50' 51" WEST, 429.65 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 3;

THENCE NORTHERLY ALONG SAID WESTERLY LINE, NORTH 0° 12' 00" EAST, 233.59 FEET;

THENCE SOUTH 89° 47' 09" EAST, 213.00 FEET;

THENCE NORTH 31° 19' 09" EAST, 85.98 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL 1;

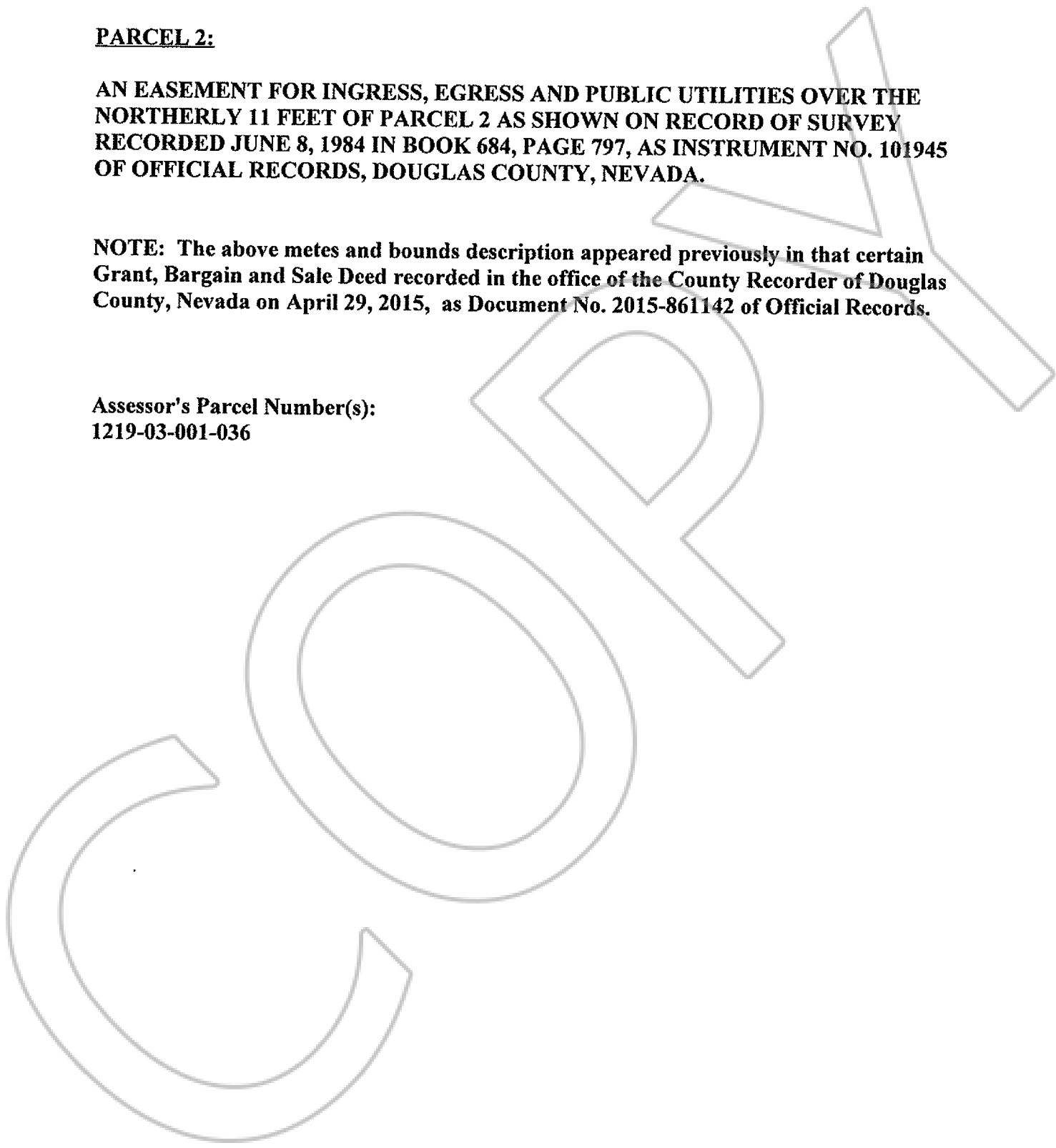
THENCE NORTHERLY ALONG SAID WESTERLY LINE; NORTH 0° 12' 00" EAST, 151.38 FEET TO THE PONT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER THE NORTHERLY 11 FEET OF PARCEL 2 AS SHOWN ON RECORD OF SURVEY RECORDED JUNE 8, 1984 IN BOOK 684, PAGE 797, AS INSTRUMENT NO. 101945 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 29, 2015, as Document No. 2015-861142 of Official Records.

**Assessor's Parcel Number(s):
1219-03-001-036**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1219-03-001-036

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: \$1,275,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$1,275,000.00
 Real Property Transfer Tax Due: \$4,972.50

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 [Signature] Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Scott John Hamann and Mary Beth Hamann
 Address: 1304 Foothill Rd.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeannine Ranuio
 Address: 3536 Scott Street
 City: San Francisco
 State: CA Zip: 94123

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 098865-IMS

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)