

DOUGLAS COUNTY, NV
RPTT:\$1813.50 Rec:\$35.00
\$1,848.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-921195

10/19/2018 12:29 PM

APN# : 1320-32-116-013

RPTT: \$1,813.50

Recording Requested By:

Western Title Company

Escrow No.: 099945-WLD

When Recorded Mail To:

Paul Curtis Graham and Anna

Marie Graham

1596 Wildrose Dr.

Minden, NV 89423

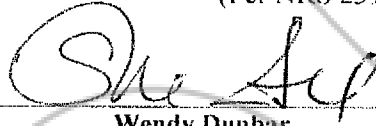
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

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,

Arne E. Oas and Judith Lynn Oas, husband and wife as joint tenants with right of survivorship

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

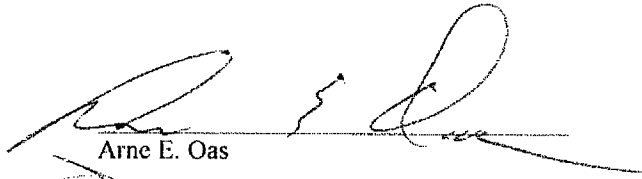
Anna Marie Graham and Paul Curtis Graham, wife and husband as community property with right of survivorship

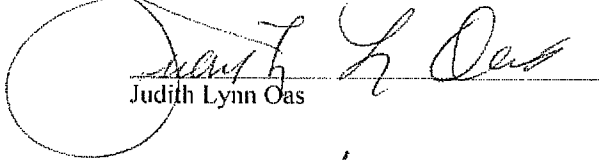
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 10/10/2018


Arne E. Oas

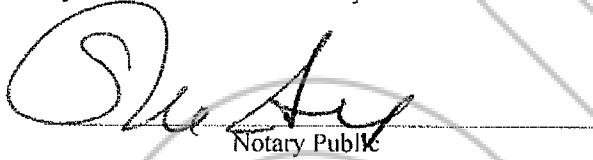

Judith Lynn Oas

STATE OF Nevada

COUNTY OF Douglas } SS

This instrument was acknowledged before me on
October 18, 2018.

By Arne E. Oas and Judith Lynn Oas.


Notary Public

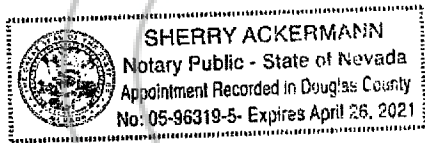


EXHIBIT "A"

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

Lot 2, Block E, as shown on the Official Map of WILDROSE NO. 3, UNIT 2, recorded in the Office of the County Recorder of Douglas County, Nevada on June 29, 1972, in Book 102, at Page 517, as Document No. 60350.

TOGETHER with a strip of land 5.00 feet in width, adjacent to and parallel with the Southerly line of said Lot 2, all more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 2;

thence South 26°35'00" West, 105.00 feet;
thence North 63°25'00" West, 95.00 feet;
thence North 26°35'00" East, 105.00 feet;
thence South 63°25'00" East, 95.00 feet to **THE POINT OF BEGINNING**, containing 9,975 square feet, more or less.

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 May 15, 2015, as Document No. 2015 - 862136 of Official Records.

Assessor's Parcel Number(s):
1320-32-116-013

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-32-116-013

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: \$465,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$465,000.00
 Real Property Transfer Tax Due: \$1,813.50

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Arne E. Oas and Judith Lynn Oas
 Address: 210 E. 37th St.
 City: Reading
 State: PA Zip: 19606

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Paul Curtis Graham and Anna Marie Graham
 Address: 1596 Wildrose Dr.
 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. #: 099945-WLD