

DOUGLAS COUNTY, NV **2019-924857**
RPTT:\$682.50 Rec:\$35.00
\$717.50 Pgs=2 01/22/2019 02:52 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
American Capital Management Corporation, a
California Corporation
242 Swift Station
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1805330-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.: 1023-00-001-012
R.P.T.T. \$ 682.50

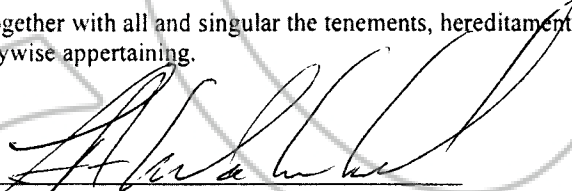
SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Larry Wahrenbrok, a married man as ~~his~~ ^{his} sole and
~~seperate property who acquired title as a widower~~
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to American Capital Management Corporation, a California Corporation

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.


Larry Wahrenbrok

STATE OF NEVADA }
COUNTY OF DOUGLAS } *Carson City* } ss:

This instrument was acknowledged before me on , 1-2-19
by Larry Wahrenbrok


NOTARY PUBLIC



Escrow No. 1805330-RLT

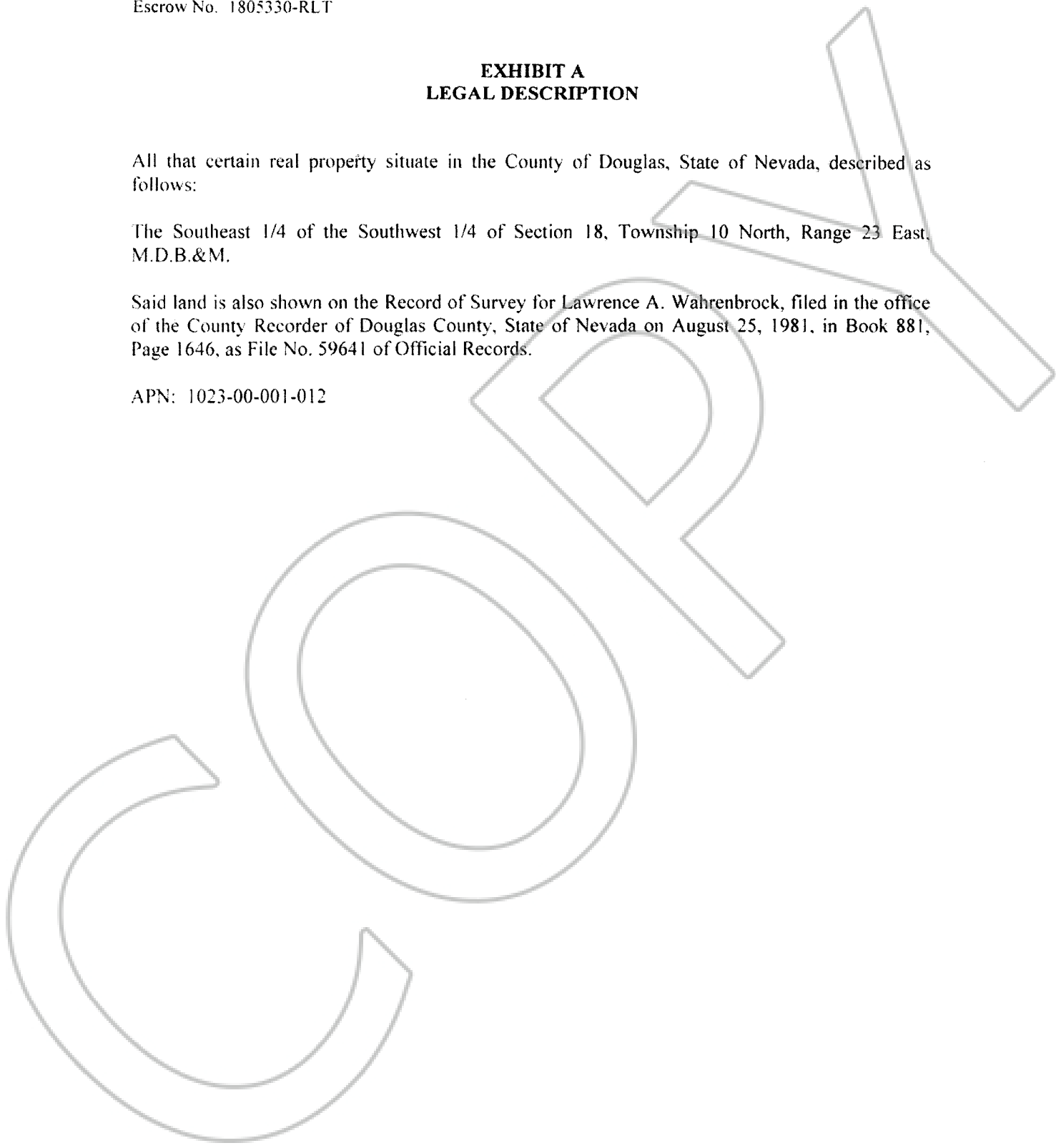
**EXHIBIT A
LEGAL DESCRIPTION**

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

The Southeast 1/4 of the Southwest 1/4 of Section 18, Township 10 North, Range 23 East, M.D.B.&M.

Said land is also shown on the Record of Survey for Lawrence A. Wahrenbrock, filed in the office of the County Recorder of Douglas County, State of Nevada on August 25, 1981, in Book 881, Page 1646, as File No. 59641 of Official Records.

APN: 1023-00-001-012



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1023-00-001-012
 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. Total Value/Sales Price of Property: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$175,000.00
 Real Property Transfer Tax Due: \$ 682.50

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

5. Partial Interest: Percentage being transferred: _____%

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 BUYER/gate
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Larry Wahrenbrock</u>	Print Name: <u>American Capital Managment Corporation, a California Corporation</u>
Address: <u>P.O. Box 246</u>	Address: <u>262 Swift Station</u>
<u>Silver City, NV 89428</u>	<u>Carson City, NV 89705</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1805330-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410