

DOUGLAS COUNTY, NV

**2019-927143**

RPTT:\$265.20 Rec:\$35.00

\$300.20 Pgs=5

03/28/2019 12:13 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-15-001-120  
RPTT: \$265.20

Recording Requested By:  
Western Title Company

Escrow No.: 102914-TEA

When Recorded Mail To:

Lester D. Walkley

Sheryl L. Radcliff Walkley

3440 Fernley Street

Gardnerville, NV 89410

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
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,

Akunamata, Inc., a Nevada corporation

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

Lester D. Walkley and Sheryl L. Radcliff Walkley, Trustees of The Radcliffe-Walkley Family Trust dated June 22, 2005

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:

**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: 03/11/2019

Akunamata, Inc., a Dissolved Nevada corporation

*[Handwritten Signature]*

Ronald M. Elges, as Trustee on behalf of  
Akunamata, Inc., a Dissolved Nevada corporation  
Former President/Secretary/Director

*[Handwritten Signature]*

John G. Schwartz as Trustee on behalf of  
Akunamata, Inc., a Dissolved Nevada corporation  
Former Treasurer/Director

*please see Attached Acknowledgment*

STATE OF Nevada

COUNTY OF Douglas

}ss

This instrument was acknowledged before me on

3/22/19

By Ronald M. Elges and John G. Schwartz

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public





# All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

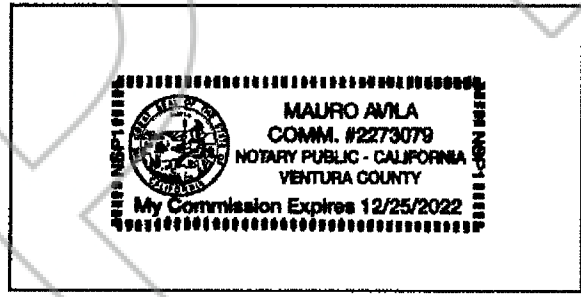
State of California

County of Ventura

On 03/21/2019 before me, Mauro Avila, Notary Public (here insert name and title of the officer),

personally appeared John Gerald Schwartz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

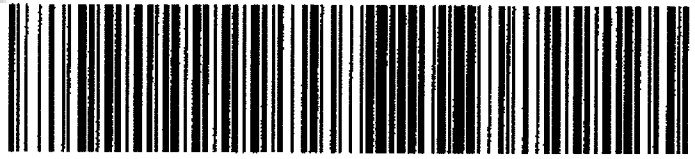
Signature [Handwritten Signature]

### For Bank Purposes Only

Description of Attached Document  
Type or Title of Document Grant, Bargain and sale deed

Document Date March 11, 2019 Number of Pages \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_



FO01-000DSG5350CA-01

**EXHIBIT "A"**

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

A Parcel of Land, lying entirely within Parcel "A" as shown on the official plat, Topaz Ranch Estates, Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Lot 33, Block "H" of Topaz Ranch Estates, Unit No. 4 and proceeding thence along the West side of Albite Road, South  $12^{\circ}23'37''$  East 382.28 feet to the true point of beginning; thence continuing South  $12^{\circ}23'37''$  East 57.83 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of  $01^{\circ}18'05''$ , a radius of 1,030.00 feet, through an arc length of 23.40 feet; thence proceeding South  $72^{\circ}34'51''$  West 278.07 feet; thence North  $17^{\circ}25'09''$  West 102.69 feet to a point on the Southerly line of a proposed 60 foot wide roadway thence along said Southerly line, North  $72^{\circ}34'51''$  East 265.00 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve, having a central angle of  $95^{\circ}01'32''$ , a radius of 20.00 feet, through an arc length of 33.17 feet to the true point of beginning.

**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 January 26, 2005, in Book 0105, Page 9027 as Document No. 635272 of Official Records.

Assessor's Parcel Number(s):  
1022-15-001-120

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1022-15-001-120

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: \$68,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$68,000.00  
 Real Property Transfer Tax Due: \$265.20

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: Akunamata, Inc., a Nevada corporation  
 Address: \_\_\_\_\_  
 City: P.O. Box 958  
 State: Minden  
 NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Lester D. Walkley and Sheryl L. Radcliff  
 Walkley, Trustees of The  
 Radcliffe-Walkley Family Trust dated  
 June 22, 2005  
 Address: \_\_\_\_\_  
 City: 3440 Fernley Street  
 State: Gardnerville  
 NV Zip: 89410

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. #: 102914-TEA