

DOUGLAS COUNTY, NV
RPTT:\$1946.10 Rec:\$35.00
\$1,981.10 Pgs=4

2019-927336
04/01/2019 02:56 PM

ETRCO
KAREN ELLISON, RECORDER

APN#: 1318-23-810-058

RPTT: \$1,946.10

Recording Requested By:

Western Title Company

Escrow No.: 102079-WLD

When Recorded Mail To:

Russ Edward Janicki and Jay

William Janicki

P.O. Box 4853

Stateline, NV 89440

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 Duhan

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,

Micaela M. Agyare, Trustee of The 2015 Micaela M. Agyare Separate Property Trust

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

Russ Edward Janicki, an unmarried man and Jay William Janicki, an unmarried man 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 Stateline, 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:

Lot 6, Block C, as shown on the official map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 5, 1955, as Document No. 10542.

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

Dated: 03/20/2019

The 2015 Micaela M. Agyare Separate Property Trust


By Micaela M. Agyare, Trustee

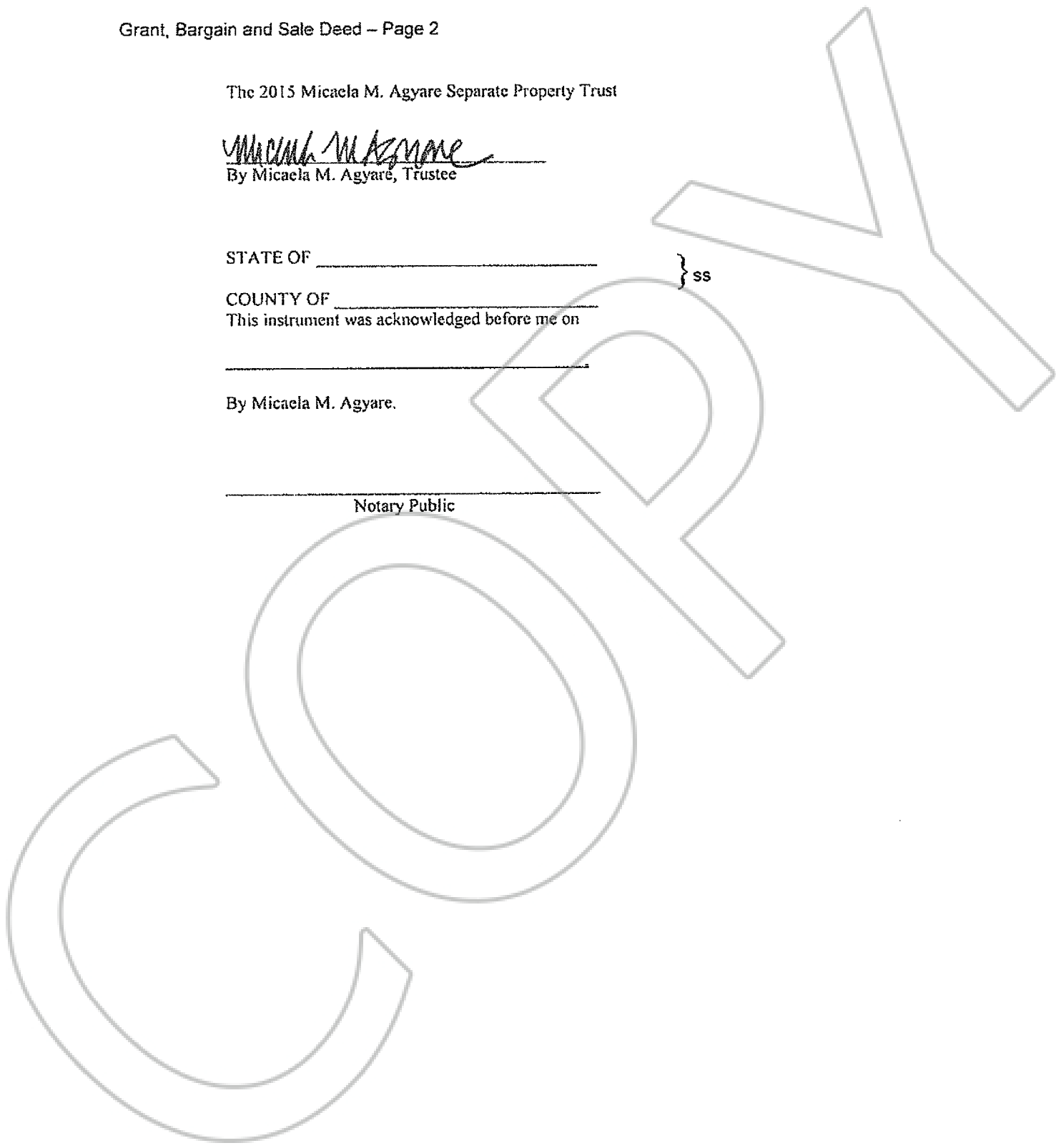
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Micaela M. Agyare.

Notary Public



ACKNOWLEDGMENT

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.

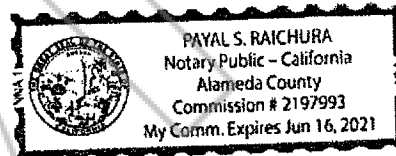
State of California
County of Alameda

On 3/23/2019 before me, Payal S. Raichura (Notary Public)
(insert name and title of the officer)

personally appeared Micaela Morales Agyare
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.

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 *Payal S. Raichura* (Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1318-23-810-058

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: \$499,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$499,000.00
 Real Property Transfer Tax Due: \$1,946.10

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 Micaela M. Agyare Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Micaela M. Agyare, Trustee of The 2015 Micaela M. Agyare Separate Property Trust
 Address: 4195 Horatio Way
 City: Fremont
 State: CA Zip: 94555

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Russ Edward Janicki and Jay William Janicki
 Address: P.O. Box 4853
 City: Stateline
 State: NV Zip: 89440

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. #: 102079-WLD

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