DOUGLAS COUNTY, NV

2014-849921

RPTT:\$682.50 Rec:\$15.00

KAREN ELLISON, RECORDER

09/26/2014 10:14 AM

\$697.50 Pgs=2 **U9/26/2014** FIRST AMERICAN TITLE MINDEN

A.P.N.:

1220-22-210-200

File No:

143-2471514 (SC)

R.P.T.T.:

\$682.50

When Recorded Mail To: Mail Tax Statements To:

Edward W. Venezia and Lucy J. Venezia

199 BLUEROCK Rd. Gardnerville, N 89460

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carolyn S. Lewis, a widow

do(es) hereby GRANT, BARGAIN and SELL to

Edward W. Venezia and Lucy J. Venezia, husband and wife as joint tenants with right of survivorship

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

LOT 80, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 29, 1973, DOCUMENT NO. 66512.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 08/29/2014

Caroupo S. Lewis	
Carolyn S. Lewis	

STATE OF NEVADA ) : ss. COUNTY OF DOUGLAS )

This instrument was acknowledged before me on **Carolyn S. Lewis**.

9/20/14

Notary Publiç

(My commission expires:  $\frac{5/7}{2}$ 

SUZANNE CHEECHOV
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-36456-5 - Expires May 12, 2015

by

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 29, 2014** under Escrow No. **143-2471514**.

## STATE OF NEVADA DECLARATION OF VALUE

b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value: 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:	1.	Assessor Parcel Number(s)			
2. Type of Property a)   Vacant Land b)   Single Fam. Res.   FOR RECORDERS OPTIONAL USE c)   Condo/Twnhse d)   2-4 Plex   Book   Page: e)   Apt. Bldg. f)   Comm'l/Ind'l   Date of Recording:   Notes:   g)   Agricultural h)   Mobile Home   Notes:   Notes:   i)   Other   S175,000.00   d) Real Property Transfer Tax Due   \$682.50   4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: b. Explain reason for exemption: c. 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 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:   Capacity:	a)_	1220-22-210-200	_		
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a) Vacant Land b) Single Fam. Res. Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value: d) Real Property Transfer Tax Due \$682.50  4. If Exemption Claimed: a. Transfer Tax Exemption, per 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Edward W. Venezia and Print Name: Lucy J. Venezia Address: P.O. Box# 1785 Address: 799 Bluerock Road  City: Minden  State: NV Zip: 89423 State: NV Zip: 89460  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 1663 US Highway 395, Suite 101		Time of Dranorty	\ \		
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Print Name: Company File Number: 143-2471514 SC/SC Address 1663 US Highway 395, Suite 101	<u>co</u>	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)		
Address 1663 US Highway 395, Suite 101		, ,			
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	OIL				