



KAREN ELLISON, RECORDER E07

A.P.N 1220-17-310-011
R.P.T.T.-0- Exempt NRS.375.090 (7)

RECORDING REQUESTED BY:

Nancy O'Hara Ficco

When recorded Mail Documents to:

✓ Nancy O'Hara Ficco
853 Marion Way
Gardnerville NV 89460

Mail Tax Statements to:

Nancy O'Hara Ficco
853 Marion Way
Gardnerville NV 89460

GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, NANCY O'HARA FICCO, a married woman, as her sole and separate property (Grantor)

Does hereby grant, bargain, sell, and convey to the NANCY O'HARA FICCO TRUST, dated November 6, 2014 (Grantee)

All that real property in the County of Douglas, State of Nevada, and assessor's parcel number 1220-17-310-11, commonly known as 853 Marion Way, Gardnerville Nevada 89460, and specifically described as:

See "Exhibit A" for legal description, attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 6, 2014



NANCY O'HARA FICCO

EXHIBIT "A"

Legal Description

Being portions of parcels two and three as shown on a Parcel Map recorded in Book 394, at page 545, Document No. 331435 of Official Records, in the office of the county recorder of Douglas County, State of Nevada with the northwest quarter of the southwest quarter of Section 17, Township 12 north, Range 20 East of the Mount Diablo Base and Meridian in said County and State and more particularly described as follows:

Beginning at a found 5/8" rebar and cap marked "HIGG-N-SONS, PLS 6200" at a point on the easterly line of Marion Way, 50 feet in width, being also a point on a curve concave southwesterly having a radius of 325.00 feet, and being the most westerly corner of said Parcel 2, a radial line to said point bears N 47 14' 11" E:

Thence N 24 06'55"E, 319.96 feet to a 5/8" rebar and cap marked "HIGG-N-SONS, PLS 6200" being the northwesterly corner of said Parcel 2:

Thence N 89 49' 28" E, 278.63 feet to a 5/8" rebar and cap marked "HIGG-N-SONS, PLS 6200" being the northeasterly corner of said Parcel 2;

Thence S 0 10' 32" E, 297.77 feet along the easterly of line said Parcels 2 and 3 to a 5/8" rebar and cap marked "AL WALKER, PLS 8703",

Thence N 74 34' 30" W, 330.25 feet to a 5/8" rebar and cap marked "AL WALKER, PLS 8703,

Thence S 24 06' 55" W, 140.00 feet to a 5/8" rebar and cap marked "AL WALKER, PLS 8703", being a point on said easterly line of Marion Way, being also a point on said curve concave southwesterly and having a radius of 325.00 feet, a radial line to said point bears N 57 14' 38" E;

Thence northwesterly along said line of Marion Way and curve through a central angle of 10 00' 27" and a distance of 56.77 feet to the POINT OF BEGINNING.

Contains 2.02 acres, more or less.

*PER NRS 11-312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY
RECORDED AT DOCUMENT NO. 2014-852198 ON 11/6/14*

Notary Form

STATE OF: Nevada }

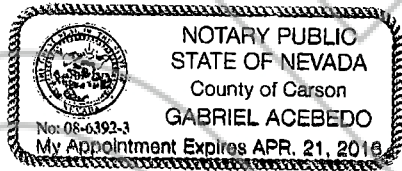
COUNTY OF: ~~Douglas~~ }
Carson city }

On November 6, 2014 before me, GABRIEL ACEBEDO,
personally appeared NANCY OHAYA FICCO, personally
known to me (or 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.

WITNESS my hand and official seal.


Signature

[Seal]



**State of Nevada
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: WJ - Trust OK

1. **Assessor Parcel Number(s)**
a) 1220-17-310-011
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 _____

3. **Total Value/Sales Price of Property:** \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value per NRS 375.010, Section 2: \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: (7)
b. Explain Reason for Exemption: TRANSFER WITHOUT CONSIDERATION TO A TRUST

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 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: NANCY OHARA FICCO
Address: 853 MARION WAY
City: GARDNERVILLE
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: NANCY OHARA FICCO TRUST
Address: 853 MARION WAY
City: GARDNERVILLE
State: NV Zip: 89460

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____