

DOUGLAS COUNTY, NV

2014-853240

RPTT:\$932.10 Rec:\$16.00

\$948.10 Pgs=3

11/21/2014 03:13 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-16-411-013

RPTT: \$932.10

Recording Requested By:

Western Title Company

Escrow No.: 067275-TEA

When Recorded Mail To:

Millennium Trust Company, LLC Custodian FBO

Laura Gasparrelli IRA and Laura Gasparrelli

1452 Longview Drive

Diamond Bar, CA

91765

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,

Tonopah Low LLC, as to an undivided 1/2 interest and John W. McNay and Pamela K. McNay, Trustees of the Revocable Inter Vivos Trust of John W. McNay and Pamela K. McNay dated December 18, 1998, as to an undivided 1/2 interest

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

Millennium Trust Company, LLC Custodian FBO Laura Gasparrelli IRA, as to 60% undivided interest and Laura Gasparrelli, a married woman as her sole and separate property as to 40% undivided interest, as tenants in common

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 5, Block B, as shown on the Final Map of MOUNTAIN SHADOWS APARTMENTS, recorded February 5, 1992, in Book 292, Page 472, Document No. 270423, Official Records of Douglas County, State of Nevada.

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

Dated: 10/08/2014

Tonopah Low LLC

Gary E. Annoni
Gary E. Annoni
Manager

The Revocable Inter Vivos Trust of John W. McNay and Pamela K. McNay
dated December 18, 1998


John W. McNay
John W. McNay, Trustee
Pamela K. McNay
Pamela K. McNay, Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
October 21, 2014

By Gary E. Annoni
A. Cotten
Notary Public

 A. COTTEN
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 12-7757-3 - Expires May 16, 2016

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on
October 16, 2014

By John W. McNay and Pamela K. McNay
Traci Adams
Notary Public

 TRACI E. ADAMS
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. Jan. 5, 2015
No. 89-1891-5

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-16-411-013
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$239,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$239,000.00

Real Property Transfer Tax Due: \$932.10

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 [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Tonopah Low LLC, and John W. McNay and Pamela K. McNay, Trustees of the Revocable Inter Vivos Trust of John W. McNay and Pamela K. McNay dated December 18, 1998

Address: P.O. Box 775

City: Zephyr Cove

State: NV **Zip:** 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Millennium Trust Company, LLC
Custodian FBO Laura Gasparrelli IRA
60% and Laura Gasparrelli 40% TIC

Address: 1452 Longview Drive

City: Diamond Bar

State: CA **Zip:** 91765

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 067275-TEA

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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