

A.P.N.: 1420-08-217-005  
File No: 141-2467067 (NMP)  
R.P.T.T.: \$1,189.50

When Recorded Mail To: Mail Tax Statements To:  
Vladimir Mitin  
1860 North Forest Road  
Amherst, NY 14221

***GRANT, BARGAIN and SALE DEED***

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

Andrew Maccagno, an unmarried man as to an undivided 50% Interest, and Tiffany Maccagno, an unmarried woman, as to an undivided 50% Interest, as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Vladimir Mitin, a married man as his sole and separate property

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

**LOT 604 AS SET FORTH ON FINAL MAP NO. LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 24, 2004, IN BOOK 804, PAGE 10164, DOCUMENT NO. 622411.**

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.

\*\*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of the deed. These restrictions shall run with the land and are not personal to the Grantee.

Date: 06/03/2014



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-08-217-005
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$305,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$305,000.00
- d) Real Property Transfer Tax Due \$1,189.50

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: Andrew Maccagno Capacity: Grantor  
 Signature: Vladimir Mitin Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Andrew Maccagno  
 Address: 673 Bowles  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Vladimir Mitin  
 Address: 1860 North Forest Rd  
 City: Amherst  
 State: NY Zip: 14221

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company File Number: 141-2467067 NMP/NMP  
 Address P.O. Box 645  
 City: Zephyr Cove State: NV Zip: 89448

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