

DOUGLAS COUNTY, NV
RPTT:\$390.00 Rec:\$17.00
\$407.00 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2014-854336
12/12/2014 11:34 AM

APN# : 1420-34-112-004
RPTT: \$390.00

Recording Requested By:
Western Title Company

Escrow No.: 068170-MHK

When Recorded Mail To:
David C. Magnotta and Dorothy J.
Magnotta
307 Danny Lane
Northvale, NJ 07647

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 _____

M Kelsh
Mary Kelsh

Escrow Officer

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

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,

Kenneth G. Bobo, a married man as his sole and separate property

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

David C. Magnotta and Dorothy J. Magnotta, husband and wife 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 Minden, 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 4, of COMSTOCK VISTA SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 24, 2005, in Book 505, Page 10773, as Document No. 645147, Official Records.

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

Dated: 11/26/2014

Kenneth G. Bobo
Kenneth G. Bobo

STATE OF California

COUNTY OF Riverside

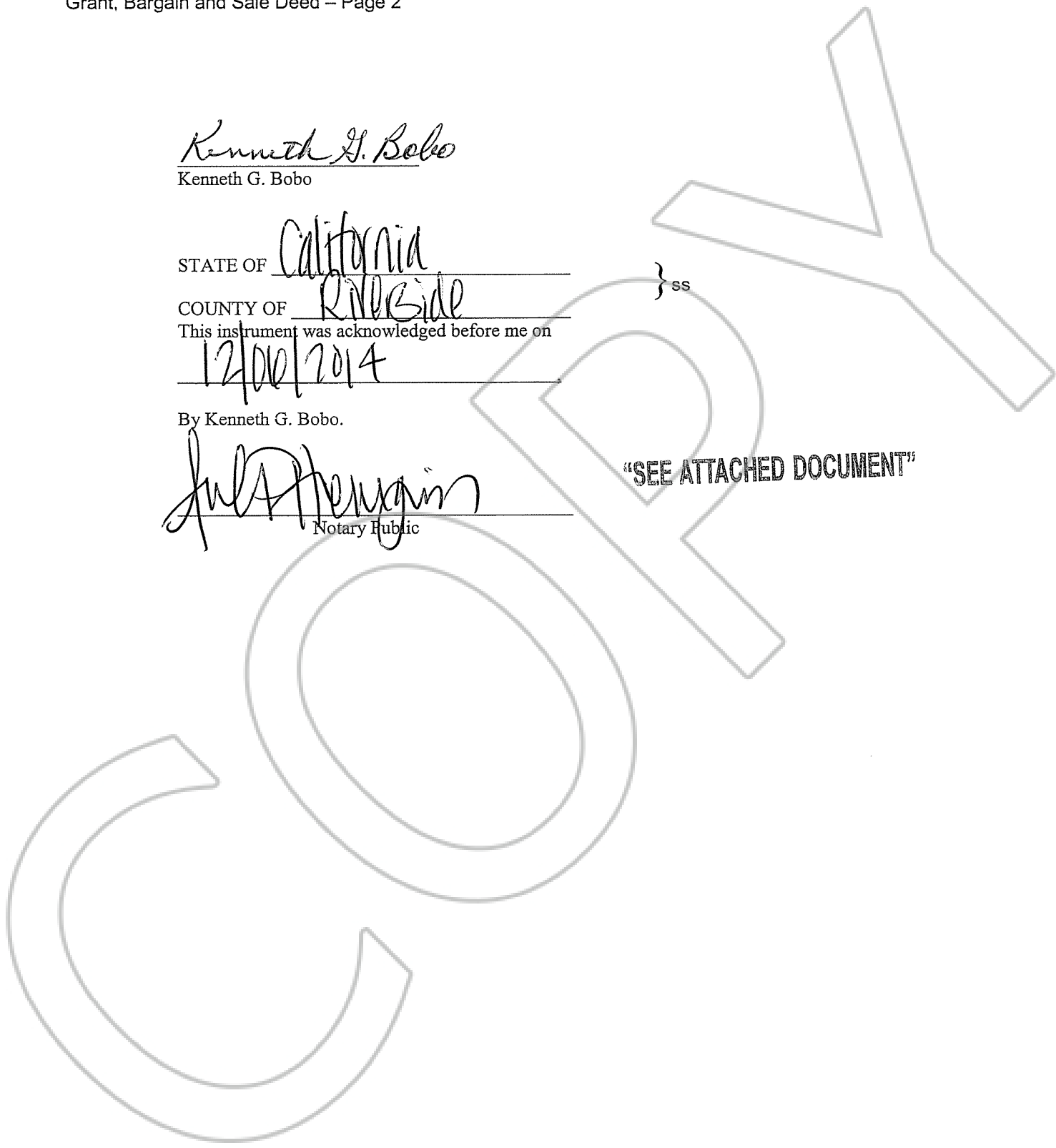
This instrument was acknowledged before me on

12/06/2014

By Kenneth G. Bobo.

Julia Henning
Notary Public

”SEE ATTACHED DOCUMENT”



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

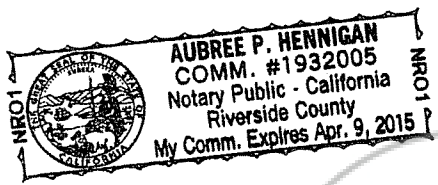
STATE OF CALIFORNIA

County of Riverside }

On 12/00/2014 before me, Aubree Hennigan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kenneth G. Bobo
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 Aubree Hennigan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

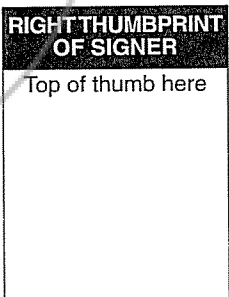
Title or Type of Document: grant, bargain, & sale deed

Document Date: 12/0/14 Number of Pages: _____

Signer(s) Other Than Named Above: n/a.

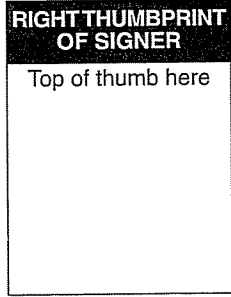
Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer is Representing: _____

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1420-34-112-004
- 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: \$100,000.00

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

Transfer Tax Value: \$100,000.00

Real Property Transfer Tax Due: \$390.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 David C. Magnotta

Capacity BUYER
 Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kenneth G. Bobo
Address: 20515 Thundersky Circle
City: Riverside
State: CA **Zip:** 92508

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: David C. Magnotta and Dorothy J. Magnotta
Address: 307 Danny Lane
City: Northvale
State: NJ **Zip:** 07647

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 068170-MHK

Address: Douglas Office
1513 Highway 395, Suite 101

City/State/Zip: Gardnerville, NV 89410

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