

APN#: 1420-28-601-040
RPTT: \$1,579.50

DOUGLAS COUNTY, NV
RPTT:\$1579.50 Rec:\$16.00
\$1,595.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-858954

03/20/2015 10:28 AM

Recording Requested By:
Western Title Company

Escrow No.: 069278-TEA

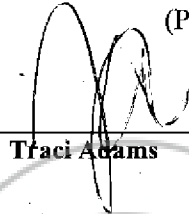
When Recorded Mail To:

Peter N. Tirapelle
Judith L. Tirapelle
2872 Benjamin Drive
Stockton, CA
95207

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,

Russell R. Kozerski and Nicolee J. Kuzmicki, husband and wife as joint tenants

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

Judith L. Tirapelle and Peter N. Tirapelle, wife and husband, 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 47 as shown on the PARCEL MAP #LDA-00-007 FOR DNS VENTURES, LTD, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 24, 2000 in Book 1000, Page 4419 as Document No. 501926, 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: 02/02/2015

Russell R. Kozerski
Russell R. Kozerski

Nicolee J. Kuzmicki
Nicolee J. Kuzmicki

STATE OF Nevada } ss

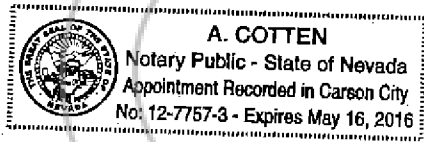
COUNTY OF Douglas

This instrument was acknowledged before me on

March 13, 2015

By Russell R. Kozerski and Nicolee J. Kuzmicki.

A. Cotten
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1420-28-601-040
 - 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: \$405,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$405,000.00
 Real Property Transfer Tax Due: \$1,579.50

- 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 Russell R. Kozerski Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Russell R. Kozerski and Nicolee J. Kuzmicki
 Address: 2912 Cielo Vista Court
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Peter N. Tirapelle and Judith L. Tirapelle
 Address: 2872 Benjamin Holt Drive
 City: Stockton
 State: CA Zip: 95207

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 069278-TEA