

DOUGLAS COUNTY, NV
RPTT:\$585.00 Rec:\$16.00
\$601.00 Pgs=3
2015-858992
03/20/2015 03:01 PM
STEWART TITLE LAS VEGAS WARM SPRINGS
KAREN ELLISON, RECORDER

APN: 1318-23-410-016

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 203-10129-BH

AND WHEN RECORDED MAIL TO

MICHAEL J. STUVE AND KIMBERLY SUE
KITCHELL AND RICHARD RUGGIERO
5740 GOLD HILL ROAD
PLACERVILLE CA 95667

A.P.N.: 1318-23-410-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$585.00 City Transfer Tax: \$0.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JANICE A. RICCI, TRUSTEE OF THE LOUIS P. RICCI AND JANICE A. RICCI FAMILY TRUST AKA THE RICCI TRUST DATED 9-5-96**

Hereby GRANT(S) to ~~MICHAEL J. STUVE AND KIMBERLY SUE KITCHELL AND RICHARD RUGGIERO~~
MICHAEL J. STUVE AND KIMBERLY SUE KITCHELL, HUSBAND AND WIFE AND
RICHARD RUGGIERO, A MARRIED MAN, ALL AS JOINT TENANTS
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: March 18, 2015

THE LOUIS P. RICCI AND JANICE A. RICCI FAMILY
TRUST AKA THE RICCI TRUST DATED 9-5-96

By: *Janice A Ricci / Trustee*
JANICE A. RICCI, TRUSTEE

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name
Page 1

Street Address

City & State

001rpkg.doc

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Placer

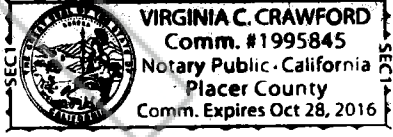
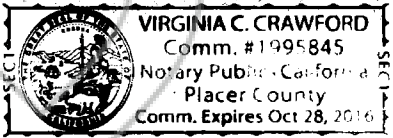
On March 18, 2015 before me, Virginia C. Crawford, Notary Public,
personally appeared Janice A. Ricci

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.

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: Virginia C. Crawford
Commission Expiration Date: 10-28-2016



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

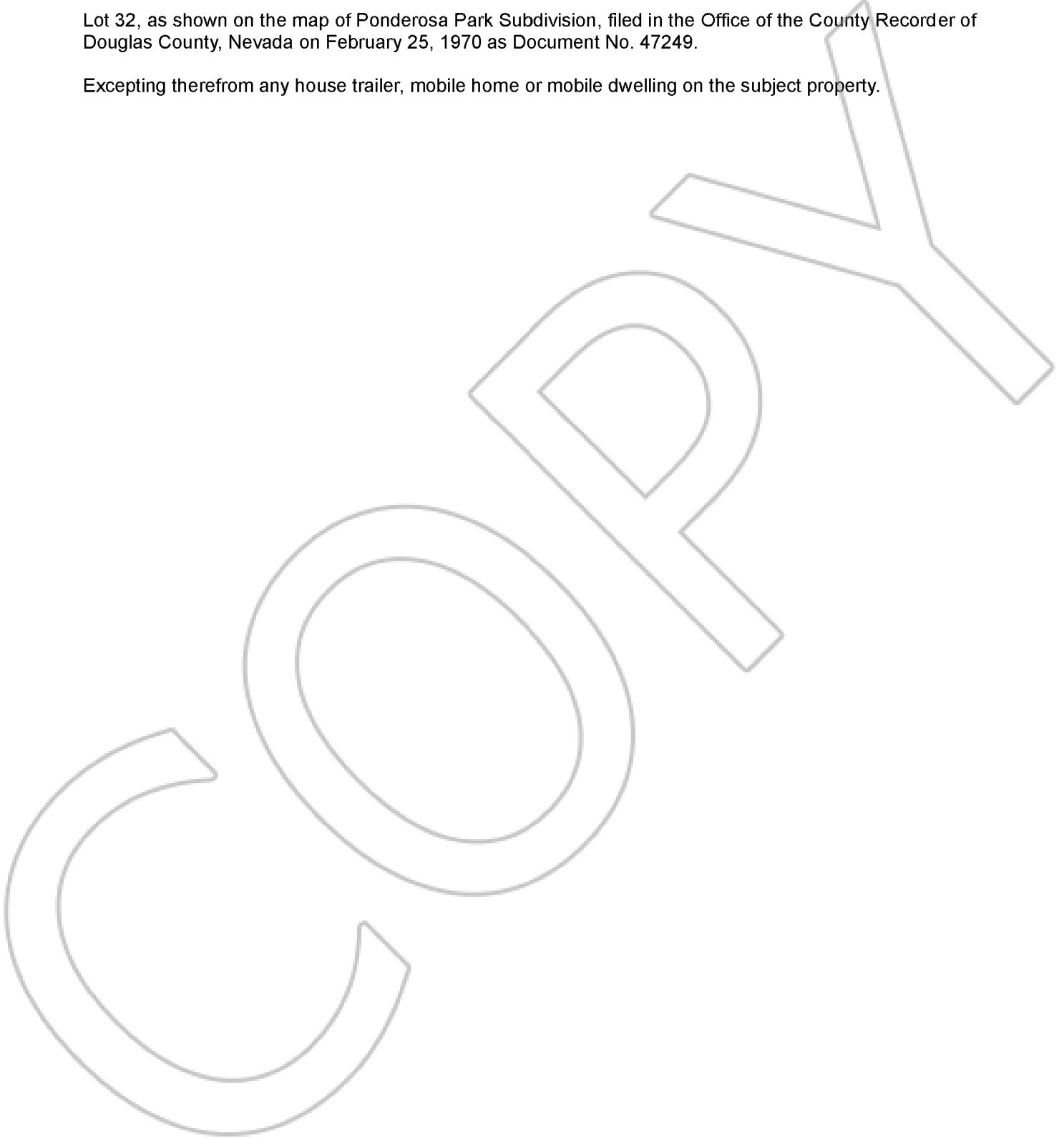
Name Street Address City & State

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 32, as shown on the map of Ponderosa Park Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada on February 25, 1970 as Document No. 47249.

Excepting therefrom any house trailer, mobile home or mobile dwelling on the subject property.



**State of Nevada
Declaration of Value**

1. **Assessor Parcel Number(s)**

a) 1318-23-410-016
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

2. **Type of Property:**

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'Wind'l |
| g) <input type="checkbox"/> Agricultural | h) <input checked="" type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>W/LAND</u> | |

3. **Total Value/Sale 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: _____

\$ 150,000
 \$ _____
 \$ _____
 \$ 585

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 Seller (Grantor)/Buyer (Grantee), 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 Richard Ruggiero Capacity Buyer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Print Name: JANICE A. RICCI
 Address: 12808 ERIN DR
 City: ARBURN
 State: CA Zip: 95603

BUYER (GRANTEE) INFORMATION

Print Name: Richard Ruggiero
 Address: 5740 GOLD HILL RD.
 City: PLACERVILLE
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING

Print Name: PLACER TITLE Escrow # 203-10129
 Address: 1959 LAKE TAHOE BLVD
 City: SOUTH LAKE TAHOE State: CA Zip: 96150

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