

DOUGLAS COUNTY, NV

2015-859618

RPTT:\$971.10 Rec:\$15.00

\$986.10 Pgs=2

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FIRST AMERICANTITLE STATELINE

KAREN ELLISON, RECORDER

A.P.N.: 1220-21-510-078  
File No: 141-2480718 (NMP)  
R.P.T.T.: \$971.10

When Recorded Mail To: Mail Tax Statements To:  
Charles J. Buzzetti, Jr. and Lori Hageman Buzzetti  
8750 Casanova  
Atascadero, CA 93402

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

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

Charles S. Achard and Rita A. Achard, Trustees of the Achard Family Trust 2007 Trust,  
dated March 12, 2007

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

Charles J. Buzzetti, Jr. and Lori Hageman Buzzetti

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

**LOT 311, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.**

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.

Date: 02/23/2015

The Achard Family 2007 Trust, dated March 12, 2007

*Charles S. Achard*

Charles S. Achard, Trustee

*Rita A. Achard*

Rita A. Achard, Trustee

STATE OF **California** )

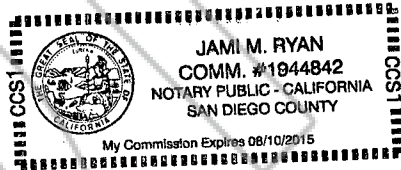
)

: ss.

COUNTY OF **SAN DIEGO** )

This instrument was acknowledged before me on 3-6-2015 by ~~The Achard Family 2007 Trust~~ *Charles S Achard and Rita A Achard*

*Jami M. Ryan*  
\_\_\_\_\_  
Notary Public  
(My commission expires: aug 10 2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 23, 2015** under Escrow No. **141-2480718**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-21-510-078  
 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: \$249,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$249,000.00  
 d) Real Property Transfer Tax Due \$971.10

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: Charles J. Buzzetti  
 ✓ Signature: Rita G. Achard

Capacity: Grantor  
 Capacity: Grantor

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

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

Print Name: The Achard Family 2007 Trust  
 Address: 304 Shady Glen Drive  
 City: Fallbrook  
 State: CA Zip: 92028

Print Name: Buzzetti  
 Address: 8750 Casanova  
 City: Atascadero  
 State: CA Zip: 93402

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

First American Title Insurance  
 Print Name: Company File Number: 141-2480718 NMP/at  
 Address: P.O. Box 645  
 City: Zephyr Cove State: NV Zip: 89448

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