

DOUGLAS COUNTY, NV
RPTT:\$702.00 Rec:\$17.00
\$719.00 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-860234
04/15/2015 02:33 PM

APN#: 1220-24-810-012
RPTT: \$702.00

Recording Requested By:
Western Title Company

Escrow No.: 063705-CAL
When Recorded Mail To:
Michael Buffo and Renee A. Buffo
Family Trust
P.O. Box 397
Minden, NV 89423

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


Carrie Lindquist


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,

Marty Armstrong and Joyce Armstrong, husband and wife as joint tenants

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

Michael Joseph Buffo and Renee A. Buffo, Trustees of the Michael Buffo and Renee A. Buffo Family Trust

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

The grantee herein may not sell the subject property within 30 days of the recording of this deed and may not be sold within 31 to 90 days of the recording of this deed for a gross sales price greater than 120% of the gross sales price of this transaction.


Michael Joseph Buffo


Renee A. Buffo

Dated: 02/05/2015

Marty Armstrong
Marty Armstrong

Joyce Armstrong
Joyce Armstrong

STATE OF Nevada
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
February 5, 2015.

By Marty Armstrong and Joyce Armstrong.

Carrie Lindquist
Notary Public

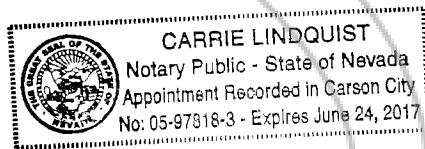


EXHIBIT "A"

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

All that real property situate in the Southeast one-quarter of the Southeast one-quarter of Section 24, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada. Being Lot 24 of Thompson Acres No. 1, an unofficial subdivision described as follows:

Beginning at a point that bears North 00°00'45" West, 566.01 feet from the Southeast corner of said Section 24; thence South 69°00' West 247.84 feet to a point on the Easterly line of Thorobred Avenue; thence along said Easterly line North 21°00' West 80.00 feet to the beginning of a tangent curve to the right with a radius of 475.00 feet and a central angle of 13°50'; thence along said curve an arc length of 114.68 feet; thence North 82°50' East 290.12 feet to a point on the East line of said Section 24; thence along said East line South 00°00'45" East 133.03 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 31, 2006, as Document No. 676304, in Book 0506, Page 12322 of Official Records.

Assessor's Parcel Number(s):
1220-24-810-012

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-24-810-012
- 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: \$180,000.00

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

Transfer Tax Value: \$180,000.00

Real Property Transfer Tax Due: \$702.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 AMC Capacity AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Marty Armstrong and Joyce Armstrong
Address: P.O. Box 700
City: Gardnerville
State: NV **Zip:** 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael Buffo and Renee A. Buffo Family Trust
Address: P.O. Box 397
City: Minden
State: NV **Zip:** 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
 2310 S. Carson St, Suite 5B
City/State/Zip: Carson City, NV 89701

Esc. #: 063705-CAL

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