

DOUGLAS COUNTY, NV

2015-862962

RPTT:\$1462.50 Rec:\$17.00

\$1,479.50 Pgs=4

05/29/2015 02:37 PM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN: 1318-23-212-014

Escrow No. 00208976 - 001 - 06

RPTT \$1,462.50

When Recorded Return to:

Dawn Kuwahara

243 Pina Ave.

Sonoma, CA 95476

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Michael P. Laviano, an unmarried man and Suzanne E. Laviano, an unmarried woman who
acquired title as husband and wife

do(es) hereby Grant, Bargain, Sell and Convey to
Dawn Kuwahara, An Unmarried Woman

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

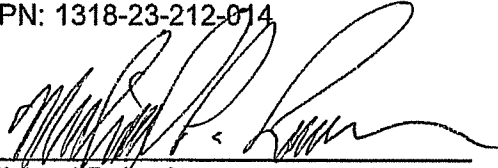
See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 22nd day of May, 2015

SPACE BELOW FOR RECORDER

Page 2 of the Grant, Bargain and Sale Deed
APN: 1318-23-212-014

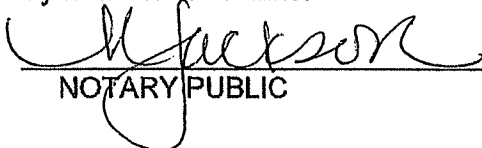

Michael P. Laviano

SIGNED IN COUNTERPART
Suzanne E. Laviano

STATE OF California

COUNTY OF Sonoma

This instrument was acknowledged before me on May 21st, 2015,
By Michael P. Laviano.


NOTARY PUBLIC



SPACE BELOW FOR RECORDER

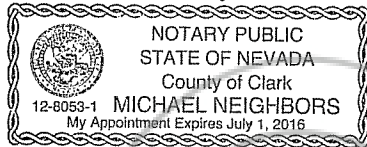
SIGNED IN COUNTERPART
Michael P. Laviano Suzanne E. Laviano
Suzanne E. Laviano

STATE OF Nevada

COUNTY OF Clark

This instrument was acknowledged before me on May 22nd, 2015,
by Michael P. Laviano and Suzanne E. Laviano

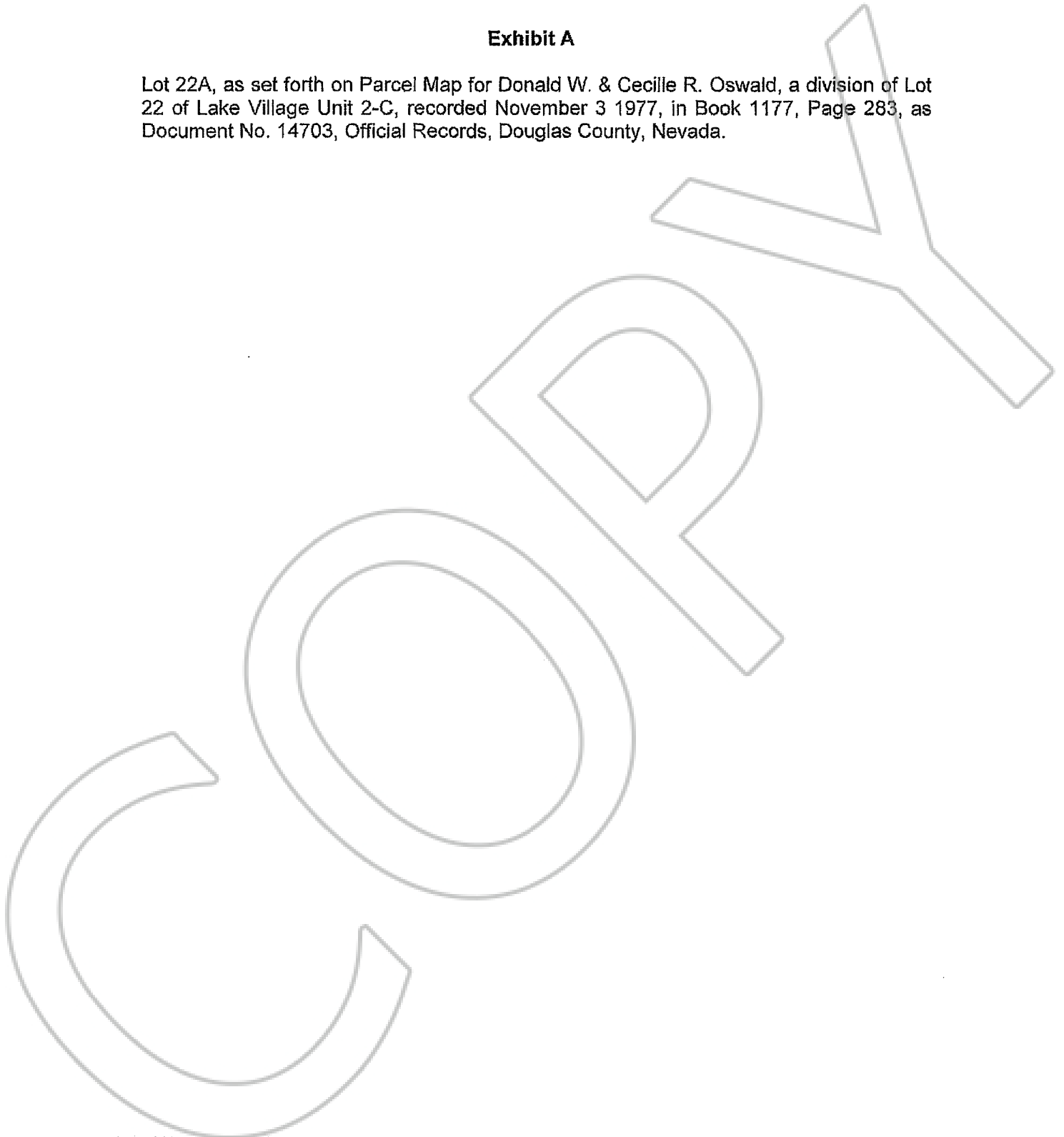
[Signature]
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 22A, as set forth on Parcel Map for Donald W. & Cecille R. Oswald, a division of Lot 22 of Lake Village Unit 2-C, recorded November 3 1977, in Book 1177, Page 283, as Document No. 14703, Official Records, Douglas County, Nevada.



SPACE BELOW FOR RECORDER

1. APN: 1318-23-212-014

2. Type of Property:

- a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
- b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$375,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$375,000.00
Real Property Transfer Tax Due: \$ \$1,462.50

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: _____%

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 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 <u>D. Kuwahara</u>	Capacity <u>Buyer</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Michael P. Laviano and Suzanne E. Laviano</u>	Print Name: <u>Dawn Kuwahara</u>
Address: <u>P.O. Box 1959</u>	Address: <u>243 Pina Ave</u>
City/State/Zip: <u>Zephyr Cove, NV 89448</u>	City/State/Zip: <u>Sonoma CA 94547</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00208976-001</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)