

APN#: 1318-22-002-060  
RPTT: \$1,014.00

DOUGLAS COUNTY, NV  
RPTT:\$1014.00 Rec:\$16.00  
\$1,030.00 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2015-864504**

**06/17/2015 03:09 PM**

**Recording Requested By:**  
Western Title Company

**Escrow No.: 070761-MHK**

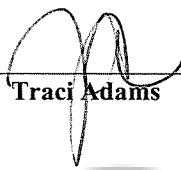
**When Recorded Mail To:**

Jerry Kirvida and Ophelia Kirvida  
PO Box 12055  
Zephyr Cove, NV  
89448-4055

**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,

Robert Fox, an unmarried man

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

Jerry Kirvida and Ophelia Kirvida, husband and wife as joint tenants

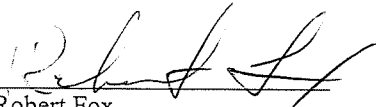
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

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

Lot 16 in Block 2 as shown on the Official Map of OLIVER PARK, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 2, 1959, in Book 1 of Maps, as Document No. 14034.

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

Dated: 05/04/2015

  
Robert Fox

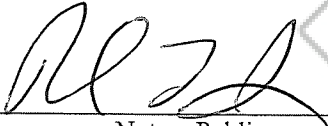
STATE OF NEVADA

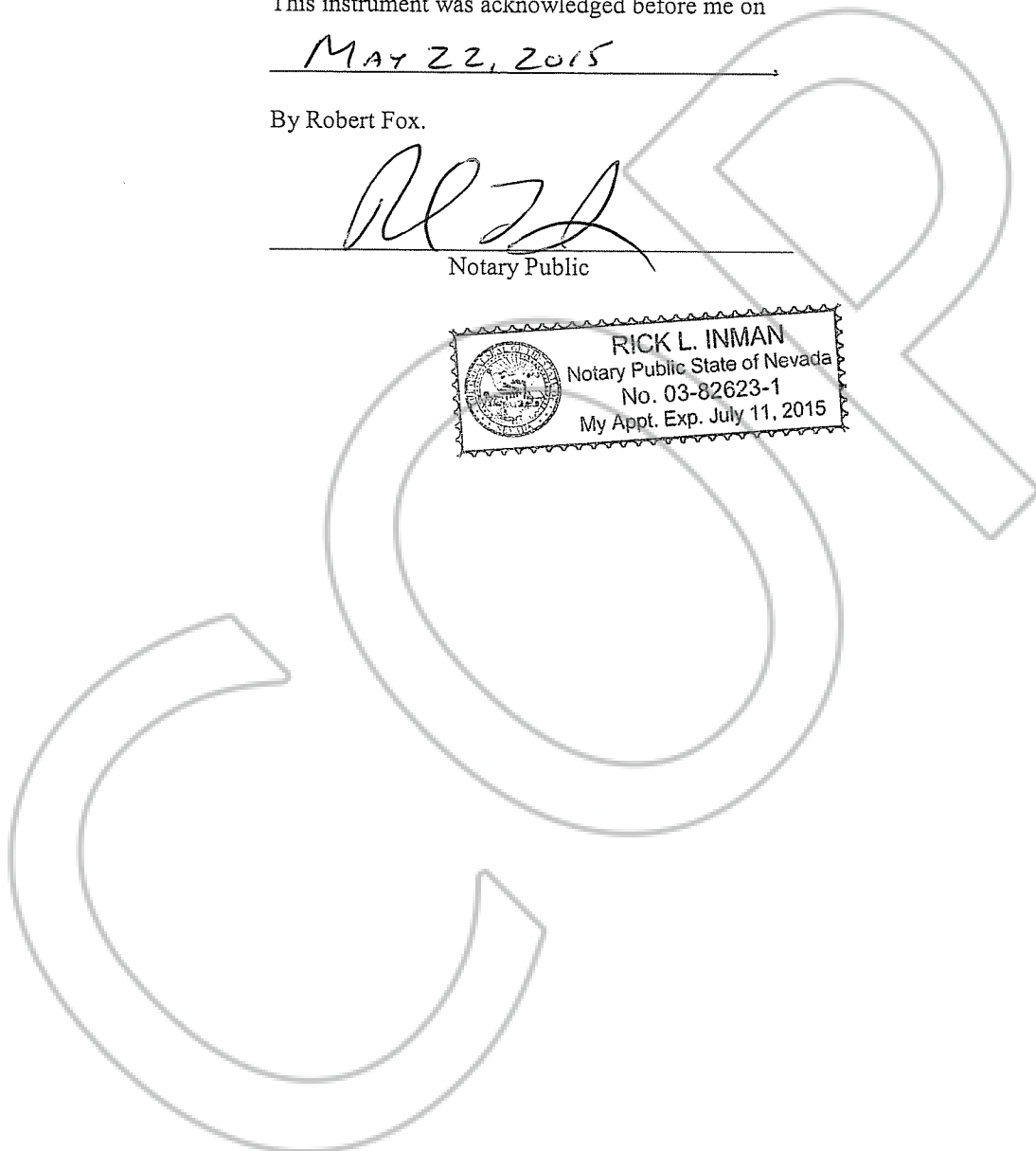
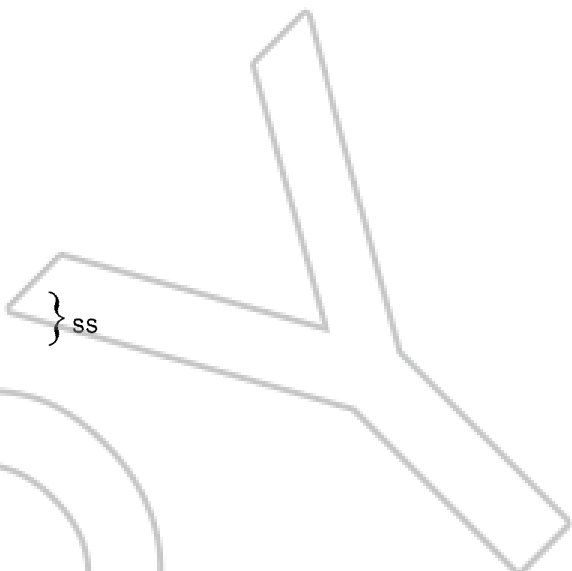
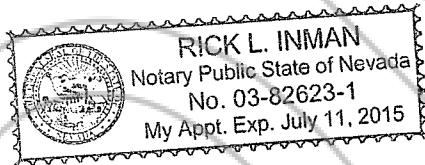
COUNTY OF CLARK

This instrument was acknowledged before me on

MAY 22, 2015

By Robert Fox.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1318-22-002-060
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$260,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$260,000.00  
 Real Property Transfer Tax Due: \$1,014.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % \_\_\_\_\_

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 Jerry Kirvida Capacity BUYER  
 Signature Ophelia Kirvida Capacity BUYER

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

Print Name: Robert Fox  
 Address: PO Box 531015  
 City: Henderson  
 State: NV Zip: 89053

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

Print Name: Jerry Kirvida and Ophelia Kirvida  
 Address: PO BOX 12055  
 City: ZEPHYR COVE  
 State: NV Zip: 89448-4055

**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. #: 070761-MHK