

DOUGLAS COUNTY, NV
RPTT:\$1384.50 Rec:\$15.00
\$1,399.50 Pgs=2 07/06/2015 01:23 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Brian Buffo
PO BOX 2049
Minden, Nv 89423

MAIL TAX STATEMENTS TO:
Same as Above

Escrow No. N1500694-RIT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-18-510-017
R.P.T.T. \$1,384.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas P. Nicholson and Cynthia M. Nicholson, husband and wife as joint tenants with right of survivorship and not as tenants in common

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brian Buffo , a single man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Thomas P. Nicholson
Thomas P Nicholson

Cynthia M. Nicholson
Cynthia M Nicholson

STATE OF ILLINOIS
COUNTY OF COOK } ss:

This instrument was acknowledged before me on July 1 2015
by Thomas P Nicholson and Cynthia M Nicholson

Michael Tovella
NOTARY PUBLIC

OFFICIAL SEAL
MICHAEL TOVELLA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES MAR. 04, 2017

Escrow No. N1500694-RIT

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 21 in Block M, as set forth on Final Map No. 1001-8 of SUNRIDGE HEIGHTS PHASES 7B & 9, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on September 5, 1995 in Book 995 at Page 410 as Document No. 369825, a Certificate of Amendment recorded August 14, 1996 in Book 896 at Page 2588 as Document No. 394289 of Official Records.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-18-510-017
- 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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 355,000.00

Transfer Tax Value \$355,000.00

Real Property Transfer Tax Due: \$1,384.50

4. If Exemption Claimed

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

5. Partial Interest: Percentage being transferred: 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 Thomas P. Nicholson Capacity seller / grantor

Signature Cynthia Nicholson Capacity seller / grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Thomas P Nicholson + Cynthia Nicholson</u>	Print Name: <u>Brian Buffo</u>
Address: <u>3810 Winston Lane</u> <u>Hoffman Estates, IL 60192</u>	Address: <u>PO Box 2049</u> <u>Minden, NV 89423</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500694-RIT

Address: 1483 Highway 395, Suite B

City, State, Zip: Gardnerville, NV 89410