



00018220201508660810030036

KAREN ELLISON, RECORDER

APN. 1420-33-710-010

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
James C. Pecorilla  
997 Heavenly View Ct.  
Gardnerville, NV 89460

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00

**GRANT, BARGAIN, SALE DEED  
(DEED IN LIEU OF FORCLOSURE)**

That **BRIAN J. SIEBERS AND TANYA E. SIEBERS, HUSBAND AND WIFE AS JOINT TENANTS** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JAMES C. PECORILLA, AN UNMARRIED MAN** all that real property in the County of Douglas, State of Nevada, generally known as 2676 Ballard Lane, Minden, Nevada 89423 and more particularly described as follows:

Lot 10, Block A, as set forth on the Final Map of ANDERSON VILLAGE filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 31, 1989 in Book 889 of Official Records at Page 4542 as Document No. 209869.

TOGETHER WITH all singular the tenements, hereditaments, and appurtenances, thereunto belonging or anywise appertaining.

THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID LAND TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE MORTGAGES (DEEDS OF TRUST) EXECUTED BY BRIAN J. SIEBERS AND TANYA E. SIEBERS, HUSBAND AND WIFE AS JOINT TENANTS AS TRUSTOR TO NORTHERN NEVADA TITLE COMPANY, A NEVADA CORPORATION, AS TRUSTEE IN FAVOR OF JAMES C. PECORILLA, AS BENEFICIARY RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA ON DECEMBER 01, 2011 AS DOCUMENT NO. 793535. GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN THE GRANTOR AND GRANTEE WITH RESPECT TO SAID LAND.

DATED this 10 day of July, 2015.

By: [Signature]  
Brian J. Siebers

By: [Signature]  
Tanya E. Siebers

STATE OF NEVADA  
COUNTY OF Douglas :ss

This instrument was acknowledged before me on 10<sup>th</sup> day of July, 2015, Brian J. Siebers and Tanya E. Siebers.

[Signature]  
Notary Public



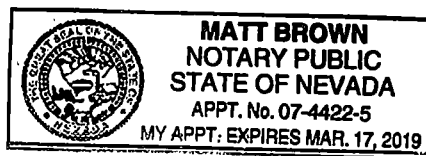
THE UNDERSIGNED HERewith JOINS IN THE EXECUTION OF THIS DOCUMENT THEREBY EVIDENCING APPROVAL AND ACCEPTANCE OF ALL THE TERMS AND CONDITIONS CONTAINED HEREIN.

By: [Signature]  
James C. Pecorilla

STATE OF NEVADA  
COUNTY OF Douglas :ss

This instrument was acknowledged before me on 10 day of July, 2015, James C. Pecorilla.

[Signature]  
Notary Public



**State of Nevada Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 1420-33-710-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
- |                                            |                                                         |
|--------------------------------------------|---------------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land    | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo / Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.     | f) <input type="checkbox"/> Comm'/Ind'l                 |
| g) <input type="checkbox"/> Agricultural   | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> Other _____    |                                                         |

3. Total Value/Sale Price of Property:
- |                                                      |                                 |
|------------------------------------------------------|---------------------------------|
| Deed in Lieu of Foreclosure Only (value of property) | \$ <u>260,000.00</u>            |
| Transfer Tax Value                                   | \$ <u>240,000.00</u>            |
| Real Property Transfer Tax Due:                      | \$ <u>20,000</u>                |
|                                                      | \$ <del>0.00</del> <u>78.00</u> |

3. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3

- b. Explain Reason for Exemption: DEED IN LIEU OF FORECLOSURE, DEED OF TRUST  
RECORDED 12/01/11, #793535

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 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 James C Pecorilla Capacity GRANTEE  
 Signature [Signature] Capacity GRANTOR

SELLER (GRANTOR) INFORMATION  
 Print Name: BRIAN J SIEBERS  
 Address: 2676 BALLARD LANE  
 City: MINDEN  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
 Print Name: JAMES C. PECORILLA  
 Address: 997 HEAVENLY VIEW CT.  
 City: GARDNERVILLE  
 State: NV Zip: 89460

[Signature]  
 COMPANY/PERSON REQUESTING RECORDING