

DOUGLAS COUNTY, NV

2015-867813

RPTT:\$822.90 Rec:\$16.00

\$838.90 Pgs=3

08/11/2015 01:02 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-03-210-018

RPTT: \$822.90

Recording Requested By:

Western Title Company

Escrow No.: 073467-ARJ

When Recorded Mail To:

John C. Speck

Shelly A. Larocca

1407 Honeylocust Avenue

Gardnerville, NV 89410

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 \_\_\_\_\_



Amber Veatch

Escrow Assistant

**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,

Leslie S. Vido and Christine E. Vido, husband and wife as joint tenants

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

John C. Speck and Shelly A. Larocca, 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 Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

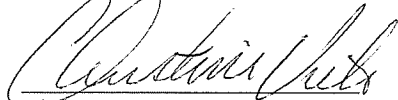
Being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East further described as follows:

Lot 16, Block D, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 1 filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 18, 2002, Book 1002, Page 8115 as Document No. 555262 and by Certificate of Amendment recorded February 20, 2003, in Book 203 at Page 7818 as Document No. 567590.

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

Dated: 08/05/2015

  
\_\_\_\_\_  
Leslie S. Vido

  
\_\_\_\_\_  
Christine E. Vido

STATE OF Nevada \_\_\_\_\_

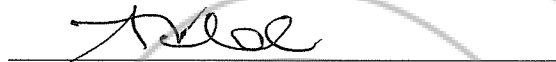
COUNTY OF Douglas \_\_\_\_\_

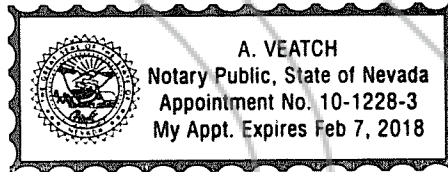
} ss

This instrument was acknowledged before me on

August 10, 2015

By Leslie S. Vido and Christine E. Vido.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-03-210-018
  - 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: \$210,550.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$210,550.00
- Real Property Transfer Tax Due: \$822.90

- 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 *[Signature]* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Leslie S. Vido and Christine E. Vido  
 Address: 1407 Honeylocust Avenue  
Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: John C. Speck and Shelly A. Larocca  
 Address: 1407 Honeylocust Avenue  
Gardnerville  
 State: NV Zip: 89410

**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. #: 073467-ARJ