

DOUGLAS COUNTY, NV  
RPTT:\$1780.35 Rec:\$18.00  
\$1,798.35 Pgs=5  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2015-867991**

**08/14/2015 02:10 PM**

APN#: 1220-08-812-079  
RPTT: \$1,780.35

**Recording Requested By:**

Western Title Company

**Escrow No.: 073177-DVS**

**When Recorded Mail To:**

**Frederick Costello and Janet  
Costello**

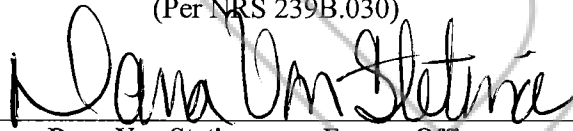
**1002 Cobblestone Drive  
Gardnerville, NV 89460**

**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 \_\_\_\_\_



Dana Von Stefina

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,

Silver Oak Homes, Inc., a Nevada corporation

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

Janet Costello, a married woman as her sole and separate property

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:

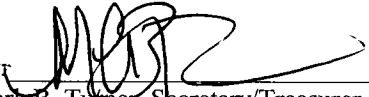
Lot 56 in Block B, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

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

Frederick Costello, spouse of Grantee herein, joins in the execution of this Deed to divest himself of any community he may have or be presumed to have in subject property by reason of marriage.

Dated: 08/07/2015

Silver Oak Homes, Inc.,  
a Nevada corporation

By:   
Mark B. Turner, Secretary/Treasurer

SIGNED IN COUNTERPART

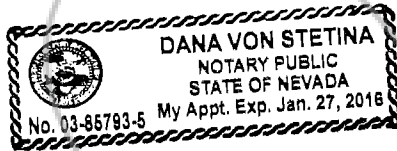
STATE OF Nevada

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on  
July 27, 2015 by Mark B. Turner of  
Silver Oak Homes, Inc., a Nevada corporation.

  
Notary Public



Silver Oak Homes, Inc.,  
a Nevada corporation

By: \_\_\_\_\_  
Mark B. Turner, Secretary/Treasurer

SIGNED IN COUNTERPART

20 Costello  
Frederick Costello

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

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

This instrument was acknowledged before me on

\_\_\_\_\_

By Silver Oak Homes, Inc., a Nevada corporation.

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

} ss

STATE OF NEVADA

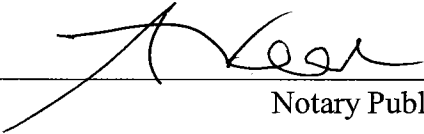
} s.s.

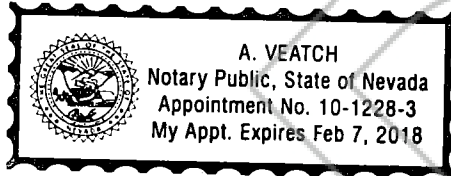
COUNTY OF Douglas

This instrument was acknowledged before me on

August 11, 2015,

by Fredenize Costello.

  
Notary Public



COOPER

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-08-812-079
  - 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'/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: \$456,417.44  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$456,417.44  
 Real Property Transfer Tax Due: \$1,780.35

- 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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Silver Oak Homes, Inc., a Nevada corporation  
 Address: 3075 College Drive  
 City: Carson City  
 State: NV Zip: 89703

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

Print Name: Janet Costello  
 Address: 1002 Cobblestone Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5B  
 City/State/Zip: Carson City, NV 89701

Esc. #: 073177-DVS