

DOUGLAS COUNTY, NV

2015-869809

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/18/2015 12:04 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E04

APN#: 1420-07-210-001

RPTT: \$0.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 074101-DVS**

**When Recorded Mail To:**

**Ronald A. Ruffo and Mary Anna  
Ruffo**

**3550 Green Acre Drive**

**Carson City, NV 89705**

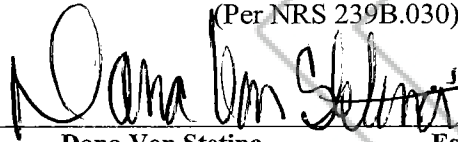
**Mail Tax Statements to: (deeds only)**

**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 Stetina

Escrow Officer

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## 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,

Ronald Frank Ruffo, a single man and Patrick James Ruffo, a single man

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

Ronald A. Ruffo and Mary Anna Ruffo, who acquired title as Mary Ann Ruffo, 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 Carson City, 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 7 as shown on the map of VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.

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

Dated: 09/15/2015

Ronald Frank Ruffo  
Ronald Frank Ruffo

Patrick James Ruffo  
Patrick James Ruffo

STATE OF Nevada

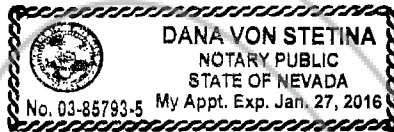
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on  
September 15, 2015

By Ronald Frank Ruffo and  
Patrick James Ruffo

Dana Von Stetina  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1420-07-210-001

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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #4
- b. Explain Reason for Exemption: Joint Tenant to Joint Tenant-no consideration

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 Ronald A. Ruffo Capacity Grantor  
 Signature Mary Anna Ruffo Capacity Grantor

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

**Print Name:** Ronald Frank Ruffo and Patrick James Ruffo  
**Address:** 3550 Green Acre Drive  
**City:** Carson City  
**State:** NV **Zip:** 89705

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

**Print Name:** Ronald A. Ruffo and Mary Anna Ruffo  
**Address:** 3550 Green Acre Drive  
**City:** Carson City  
**State:** NV **Zip:** 89705

**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. #:** 074101-DVS