

DOUGLAS COUNTY, NV

2015-869815

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/18/2015 01:44 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

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**

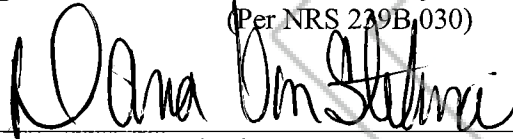
**Mail Tax Statements to: (deeds only)**

**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 document is being  
recorded as an  
accommodation only.

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 A. Ruffo and Mary Anna Ruffo, husband and wife

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

Ronald A. Ruffo and Mary Anna Ruffo, husband and wife and Ronald Frank Ruffo, a single man and Patrick James Ruffo, a single man, all as joint tenants

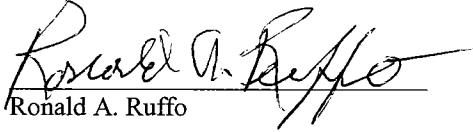
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

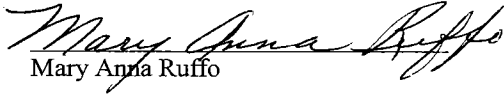
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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: 09/14/2015

  
Ronald A. Ruffo

  
Mary Anna Ruffo

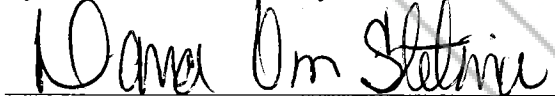
STATE OF Nevada

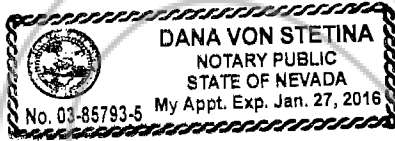
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on  
September 15, 2015

By Ronald A. Ruffo and Mary Anna Ruffo.

  
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 #5  
 b. Explain Reason for Exemption: A transfer from mother and father to mother, father and sons

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 *Escrow Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)

Print Name: Ronald A. Ruffo and Mary Anna 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  
 Ronald Frank Ruffo and Patrick James 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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)