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A.P.N.: 1318-24-411-008
File No: 141-2488479 (NMP)
R.P.T.T.: \$0.00 C

DOUGLAS COUNTY, NV 2015-874129
Rec:\$16.00
Total:\$16.00 12/16/2015 11:37 AM
MONICA ACEVEDO Pgs=4



KAREN ELLISON, RECORDER E05

When Recorded Mail To: Mail Tax Statements To:
Eric R. Acevedo

✓ P.O. Box ~~3~~ 4094
~~62007~~ ~~A~~ Stadeline NV.
89449

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eric R. Acevedo, a single man and Monica Acevedo, a widow

do(es) hereby *GRANT, BARGAIN and SELL* to

Eric Acevedo, a single man

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

PARCEL I:

LOT 8, IN BLOCK D, AS SHOWN ON THE OFFICIAL PLAT OF MANZANITA HEIGHTS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934.

TOGETHER WITH AN UNDIVIDED 2/15TH INTEREST IN AND TO LOT A, (COMMON AREA), AS SHOWN ON THE OFFICIAL MAP OF MANZANITA HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934.

PARCEL II:

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED BY KENNETH C. KJER, ET UX IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

PARCEL III:

A 30 FOOT WIDE UTILITY EASEMENT AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 194, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND

PARCEL IV:

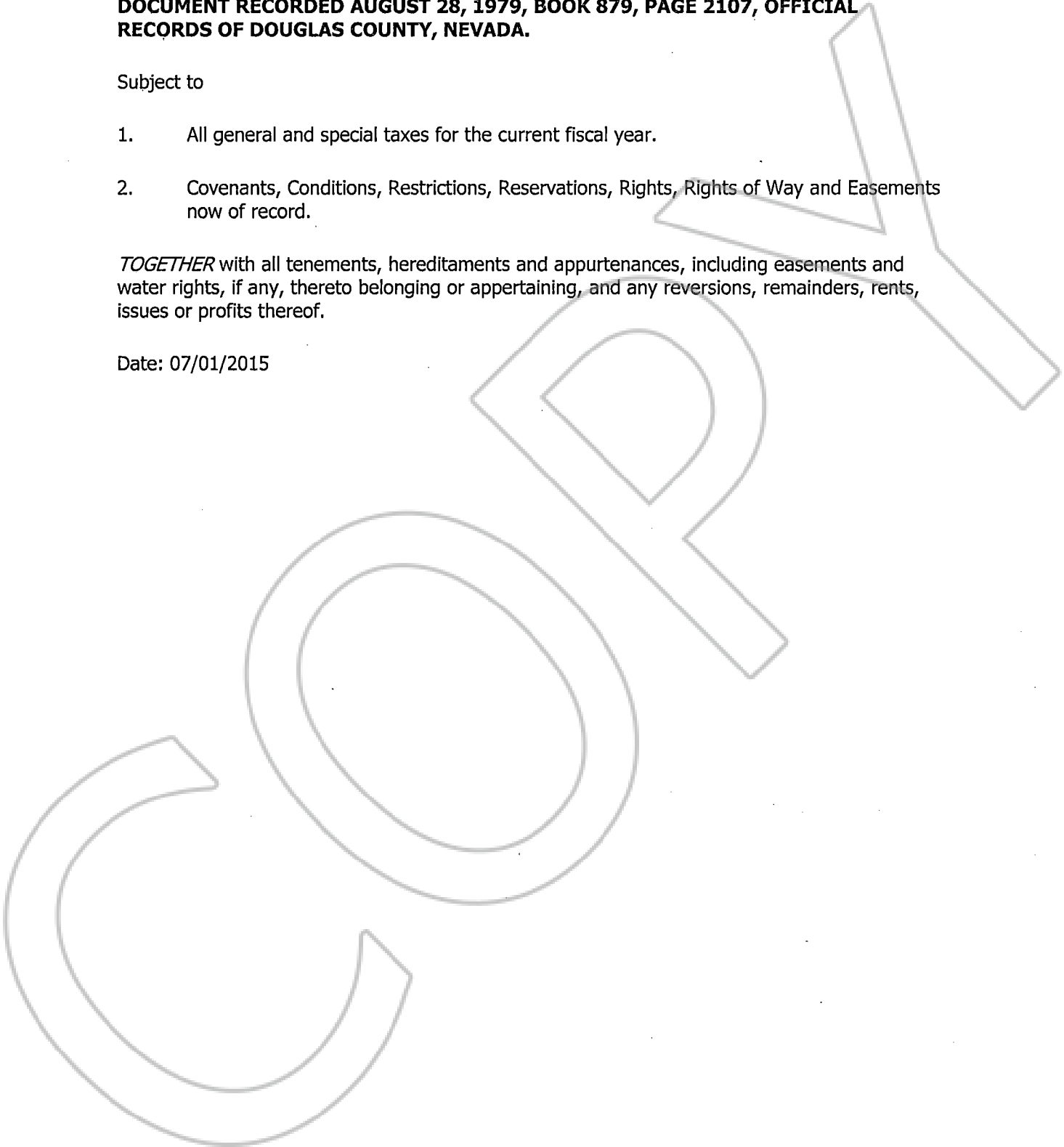
A 5 FOOT WIDE SLOPE EASEMENT AS DEEDED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED AUGUST 28, 1979, BOOK 879, PAGE 2107, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 07/01/2015



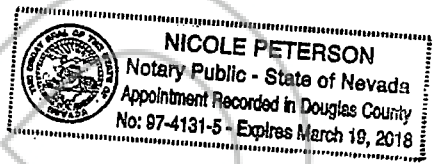
[Signature]
Eric R. Acevedo

[Signature]
Morica Acevedo

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on July 6 2015 by
Eric R. Acevedo and Morica Acevedo

[Signature]
Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 01, 2015** under Escrow No. **141-2488479**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-24-411-008 _____
- 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

Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption:
Transfer from mother to son without consideration

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: [Signature] Capacity: Grantee

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

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

Print Name: Eric Acevedo / Monica Acevedo Print Name: Eric R. Acevedo
 Address: P.O. Box 38 Address: P.O. Box 38
 City: Genoa City: Genoa
 State: NV Zip: 89411 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 141-2488479 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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