

**APN:** 1420-07-210-001

**R.P.T.T.:** \$0.00

Exempt: ~~(S)~~ (4)

**Recording Requested By:**

Ronald and Mary Ruffo  
3550 Green Acres Drive  
Carson City, Nevada 89705

**After Recording Mail To:**

Ronald A. Ruffo  
3550 Green Acres Drive  
Carson City, Nevada 89705

**Send Subsequent Tax Bills To:**

Ronald A. Ruffo  
3550 Green Acres Drive  
Carson City, Nevada 89705

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **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**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Ronald A. Ruffo and Mary Anna Ruffo, husband and wife as joint tenants with right of survivorship and not as tenants in common**, whose address is 3550 Green Acres Drive, Carson City, Nevada 89705,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **3550 Green Acres Drive  
Carson City, Nevada 89705**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 31st day of December, 2015.

Ronald A. Ruffo  
Ronald A. Ruffo

Mary Anna Ruffo  
Mary Anna Ruffo

Ronald F. Ruffo  
Ronald Frank Ruffo

Patrick James Ruffo  
Patrick James Ruffo

STATE OF Nevada )

SS

COUNTY OF Douglas )

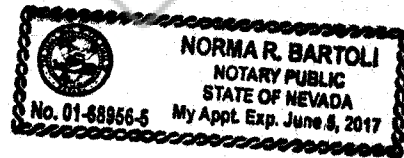
This instrument was acknowledged before me, this 31st day of December, 2015, by **Ronald A. Ruffo and Mary Anna Ruffo and Ronald Frank Ruffo and Patrick James Ruffo.**

NOTARY STAMP/SEAL

Norma R. Bartoli  
Notary Public

Notary Public  
Title and Rank

My Commission Expires: 6/5/17



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **September 18, 2015**, as Document No. **2015-869815** in Douglas County Records, Douglas County, Nevada.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-210-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_ Vacant Land                      b)  Single Fam. Res.  
 c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
 e) \_\_\_ Apt. Bldg                        f) \_\_\_ Comm'l/Ind'l  
 g) \_\_\_ Agricultural                    h) \_\_\_ Mobile Home  
 Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Vesting on current Deed - JS  
Doc #869815

3. Total Value /Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: Remove co-owners or joint tenants without 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: Ronald A. Ruffo Capacity: GRANTEE

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

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

Print Name: \* Ronald A. Ruffo / Mary Ann Ruffo  
 Address: 3550 Green Acres Drive  
 City: Carson City  
 State: Nevada Zip: 89705

Print Name: Ronald A. Ruffo / Mary Ann Ruffo  
 Address: 3550 Green Acres Drive  
 City: Carson City  
 State: Nevada Zip: 89705

**\* PATRICK JAMES RUFFO**  
**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: WFG LENDER Escrow #: \_\_\_\_\_  
 Address: 3625 TUNNICLIFFE RD  
 City, State, Zip: WESTLAKE VILLAGE CA 91321

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