

DOUGLAS COUNTY, NV  
RPTT:\$1829.10 Rec:\$16.00  
\$1,845.10 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-875469**

**01/19/2016 01:04 PM**

APN#: 1318-23-411-028  
RPTT: \$1,829.10

Recording Requested By:  
Western Title Company  
Escrow No.: 076214-ARJ

When Recorded Mail To:  
Rex Righetti  
Milton Righetti  
P.O. Box 731  
Zephyr Cove, NV 89448

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 \_\_\_\_\_

*M. Simpson*  
Michelle Simpson

Escrow Assistant

**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,

Lee Ann Brooks, an unmarried woman

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

Rex C Righetti, an Unmarried Man, and Milton E Righetti and Hope Righetti, Husband and Wife, all as Joint Tenants, with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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 29, as shown on the map of PINE RIDGE SUBDIVISION, filed in the office of the County Recorder of Douglas, Nevada, on August 8, 1956 as Document No. 11664.

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

Dated: 01/11/2016

  
Lee Ann Brooks

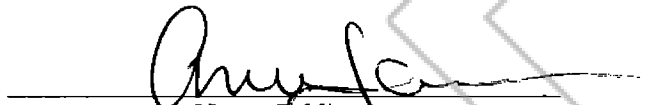
STATE OF Nevada

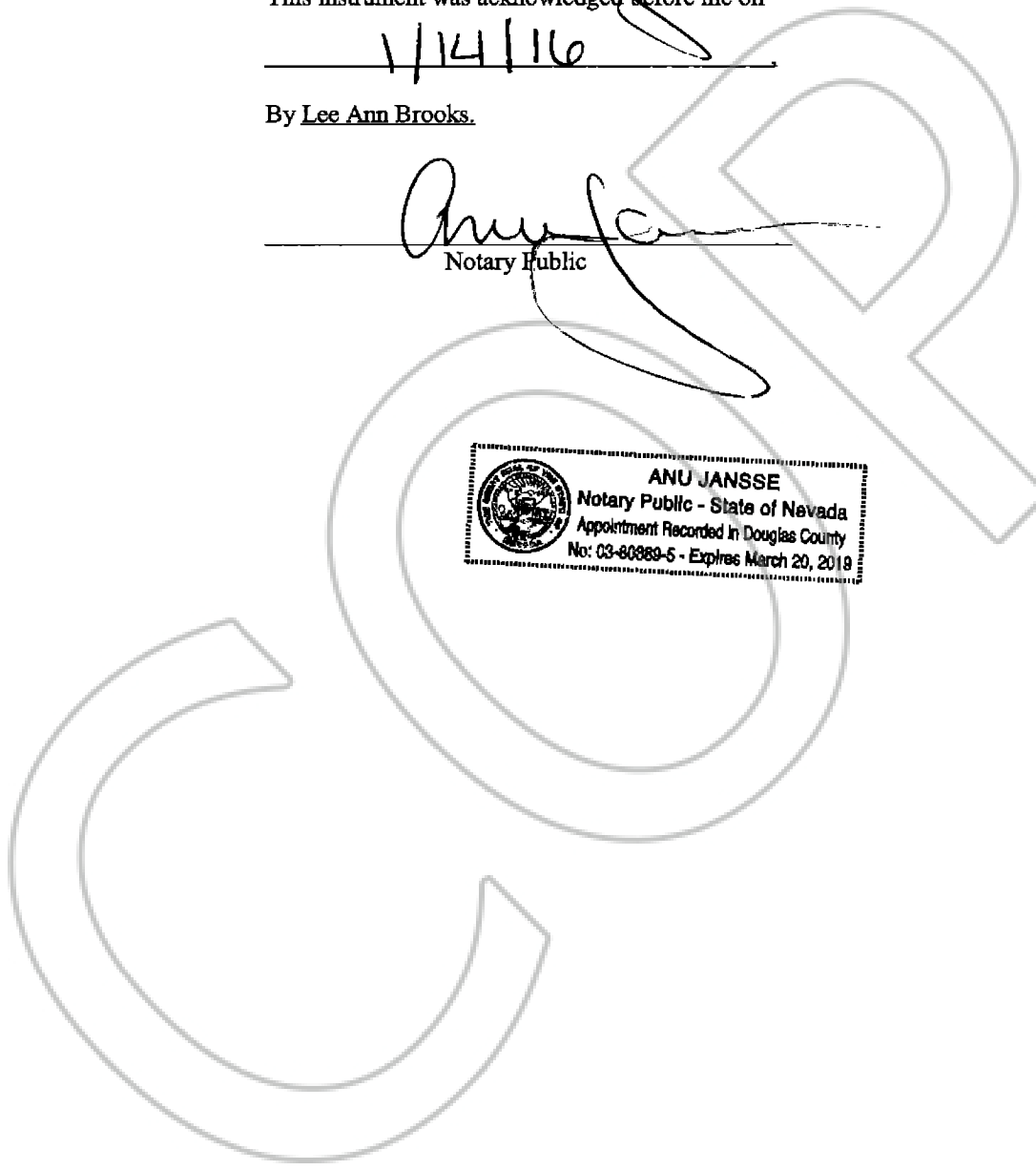
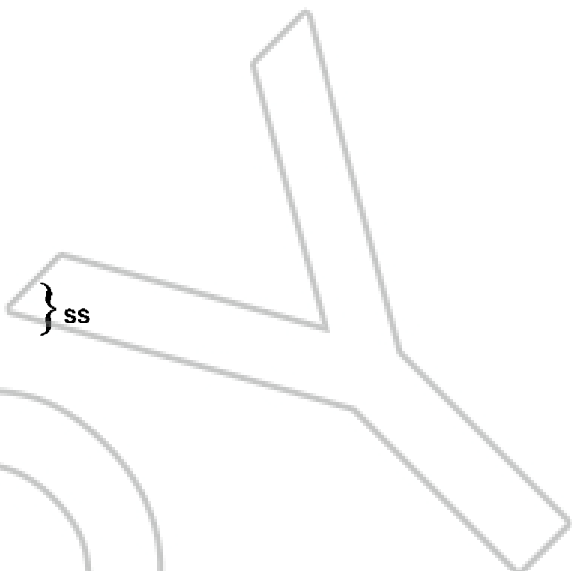
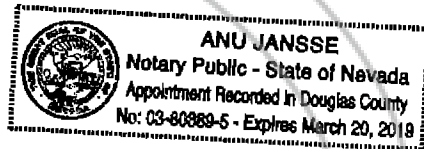
COUNTY OF Douglas

This instrument was acknowledged before me on

1/14/16

By Lee Ann Brooks.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1318-23-411-028  
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$469,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$469,000.00  
 Real Property Transfer Tax Due: \$1,829.10

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

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 M. Simpson Capacity ESCROW ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** Lee Ann Brooks  
**Address:** P.O. Box 274  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

**Print Name:** Rex Righetti and Milt Righetti  
**Address:** P.O. Box 731  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1513 Highway 395, Suite 101  
**City/State/Zip:** Gardnerville, NV 89410

**Esc. #:** 076214-ARJ