

DOUGLAS COUNTY, NV

2016-878259

RPTT:\$3627.00 Rec:\$17.00

\$3,644.00 Pgs=4

03/17/2016 01:23 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1319-10-110-002

RPTT: \$3,627.00

Recording Requested By:

Western Title Company

Escrow No.: 077689-ARJ

When Recorded Mail To:

Kenneth Kennard

Keiko Kennard

228 Limousin Ct.

Genoa, NV 89411

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,

Elio A. Chiappe and Geraldine N. Chiappe, Trustees of The Chiappe Family Trust, Dated 1/22/96

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

Kenneth Kennard and Keiko Kennard, Husband and Wife 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 Genoa, 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:

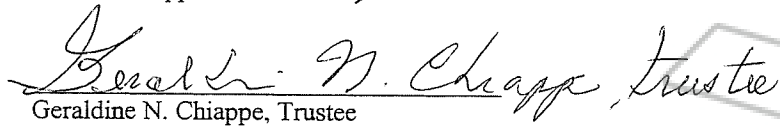
Lot 2 of the FINAL MAP of GENOA HEIGHTS, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1990, in book 590, Page 4067, as Document No. 226870.

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

Dated: 03/10/2016

The Chiappe Family Trust, Dated 1/22/96


Elio A. Chiappe, Trustee


Geraldine N. Chiappe, Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Elio A. Chiappe and Geraldine N. Chiappe.

Notary Public

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

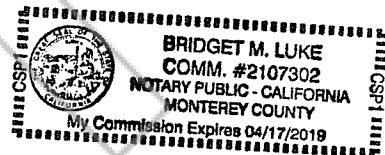
On 03/11/2016 before me, Bridget M. Luke, notary public
(insert name and title of the officer)

personally appeared Elio A. Chiappe and Geraldine N. Chiappe
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1319-10-110-002
 - 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: \$930,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$930,000.00
 Real Property Transfer Tax Due: \$3,627.00

- 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: Elio A. Chiappe and Geraldine N. Chiappe, Trustees of The Chiappe Family Trust, Dated 1/22/96
Address: P.O. Box 7288
City: Carmel
State: CA **Zip:** 93921

Print Name: Kenneth Kennard and Keiko Kennard
Address: 228 Limousin Ct
City: Genoa
State: NV **Zip:** 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 077689-ARJ