

DOUGLAS COUNTY, NV

2016-878884

RPTT:\$928.20 Rec:\$17.00

\$945.20 Pgs=4

04/01/2016 09:31 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-33-810-026

RPTT: \$928.20

Recording Requested By:

Western Title Company

Escrow No.: 078550-WLD

When Recorded Mail To:

The Miguel and Teresa A. Leonis

Family Trust dated July 11, 2000

P.O. Box 933

Minden, NV 89423

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



Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This Deed is being executed in counter-part

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,

Jeffrey King and Pamela King, husband and wife and The Debbie & Larry Silveira Family Trust, dated February 28, 2007, Larry W. Silveira and Deborah L. Silveira, Trustees

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

Miguel Leonis and Teresa A. Leonis, Trustees of The Miguel and Teresa Leonis Family Trust dated July 11, 2000

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 76,, Block L of Final Subdivision Map FSM-1006 of CHICHESTER ESTATES PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 12, 1995, in Book 995 at Page 1407 as Document No. 370215 and by Certification of Amendment recorded March 5, 1997 in Book 397, Page 654 as Document No. 407852, Douglas County, Nevada records.

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

Dated: 03/22/2016

The Debbie & Larry Silveira Family Trust

[Signature]
By: Larry W. Silveira, Trustee

[Signature]
By: Deborah L. Silveira, Trustee

Jeffrey King

Pamela King

STATE OF CA

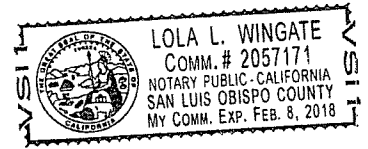
COUNTY OF San Luis Obispo } ss

This instrument was acknowledged before me on

March 28 2016

By Larry W. Silveira
Deborah L. Silveira

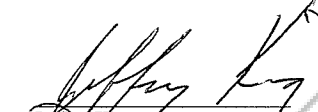
[Signature]
Notary Public

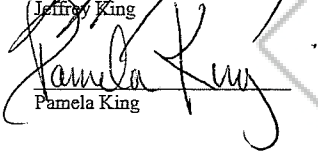


The Debbie & Larry Silveira Family Trust

By: Larry W. Silveira, Trustee

By: Deborah L. Silveira, Trustee



Jeffrey King


Pamela King

STATE OF California } ss
COUNTY OF San Bernardino

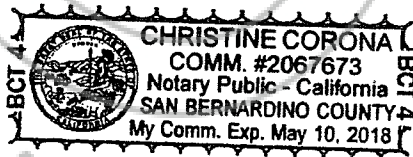
This instrument was acknowledged before me on

March 24, 2016

By Jeffrey King and
Pamela King



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-33-810-026
 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: \$238,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$238,000.00
 Real Property Transfer Tax Due: \$928.20

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 DM Ace Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: The Debbie & Larry Silveira Family Trust, dated February 28, 2007 & Jeffrey & Pamela King
Address: 9562 Carmelita Avenue
City: Atascadero
State: CA **Zip:** 93422

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Miguel and Teresa Leonis Family Trust dated July 11, 2000
Address: P.O. Box 933
City: Minden
State: NV **Zip:** 89423

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. #: 078550-WLD