

DOUGLAS COUNTY, NV

2016-880027

RPTT:\$608.40 Rec:\$15.00

\$623.40 Pgs=2

04/28/2016 03:50 PM

TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
NICHOLAS R. GIORDANO  
331 TRAMWAY DRIVE #18  
STATELINE, NV 89449

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 1600946-AE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1319-30-628-013  
R.P.T.T. \$ 608.40

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That **ALAN J. ANTHONY** and **MICHELE V. ANTHONY**, HUSBAND AND WIFE AS JOINT TENANTS

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **NICHOLAS R. GIORDANO** and **ALLYSON G. GIORDANO**, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

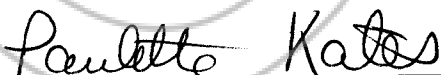
  
\_\_\_\_\_  
ALAN J. ANTHONY

  
\_\_\_\_\_  
MICHELE V. ANTHONY

STATE OF INDIANA  
COUNTY OF *Cass*

} ss:

This instrument was acknowledged before me on , APRIL 16, 2016 by ALAN J. ANTHONY and MICHELE V. ANTHONY

  
\_\_\_\_\_  
NOTARY PUBLIC

**PAULETTE KATES**  
Seal  
Notary Public - State of Indiana  
Kosciusko County  
My Commission Expires Dec 13, 2023

Escrow No. 1600946-AE

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Unit 18 of the Amended Map of Snowdown, being all of Lot 57 located in TAHOE VILLAGE SUBDIVISION UNIT NO. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.

**PARCEL 2:**

An undivided 1/26<sup>th</sup> interest in all of the "Common Area" as shown on the Amended Map of Snowdown, being all of Lot 57, located in TAHOE VILLAGE SUBDIVISION UNIT NO. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.

APN: 1319-30-628-013

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-30-628-013
- 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  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$156,000.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$156,000.00  
 Real Property Transfer Tax Due: \$ 608.40

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 Seller  
 Signature Nicholas R. Giordano as his attorney in fact Capacity Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: ALAN J. ANTHONY  
 Address: 466 N County RD 300E  
LOGANSPORT, IN 46947  
 City, State, Zip

Print Name: NICHOLAS R. GIORDANO  
 Address: 331 Homewood Dr #78  
Stateville IN 49449  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600946-AE  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

\* and Michele V. Anthony  
\* and Alyson Grace Giordano