

DOUGLAS COUNTY, NV
RPTT:\$1150.50 Rec:\$16.00
\$1,166.50 Pgs=3

2016-883431
06/27/2016 02:08 PM

ETRCO, LLC
KAREN ELLISON, RECORDER

APN#: 1420-08-611-007
RPTT: \$1,150.50

Recording Requested By:
Western Title Company
Escrow No.: 080322-ARJ

When Recorded Mail To:
Richard A. Lopiccolo
Naomi J. Lopiccolo
4743 Canyon River Ct.
San Jose, CA 95136

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,

Lisa Krueger, unmarried woman

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

Richard A. Lopiccolo and Naomi J. Lopiccolo, 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 Minden, 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 712, as set forth on Final Map LDA #99-054-7 for SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6, 2005, in Book 0605, Page 1632, as Document No. 646054.

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

Dated: 06/10/2016

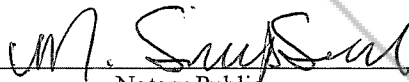


Lisa Krueger

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
June 24, 2014

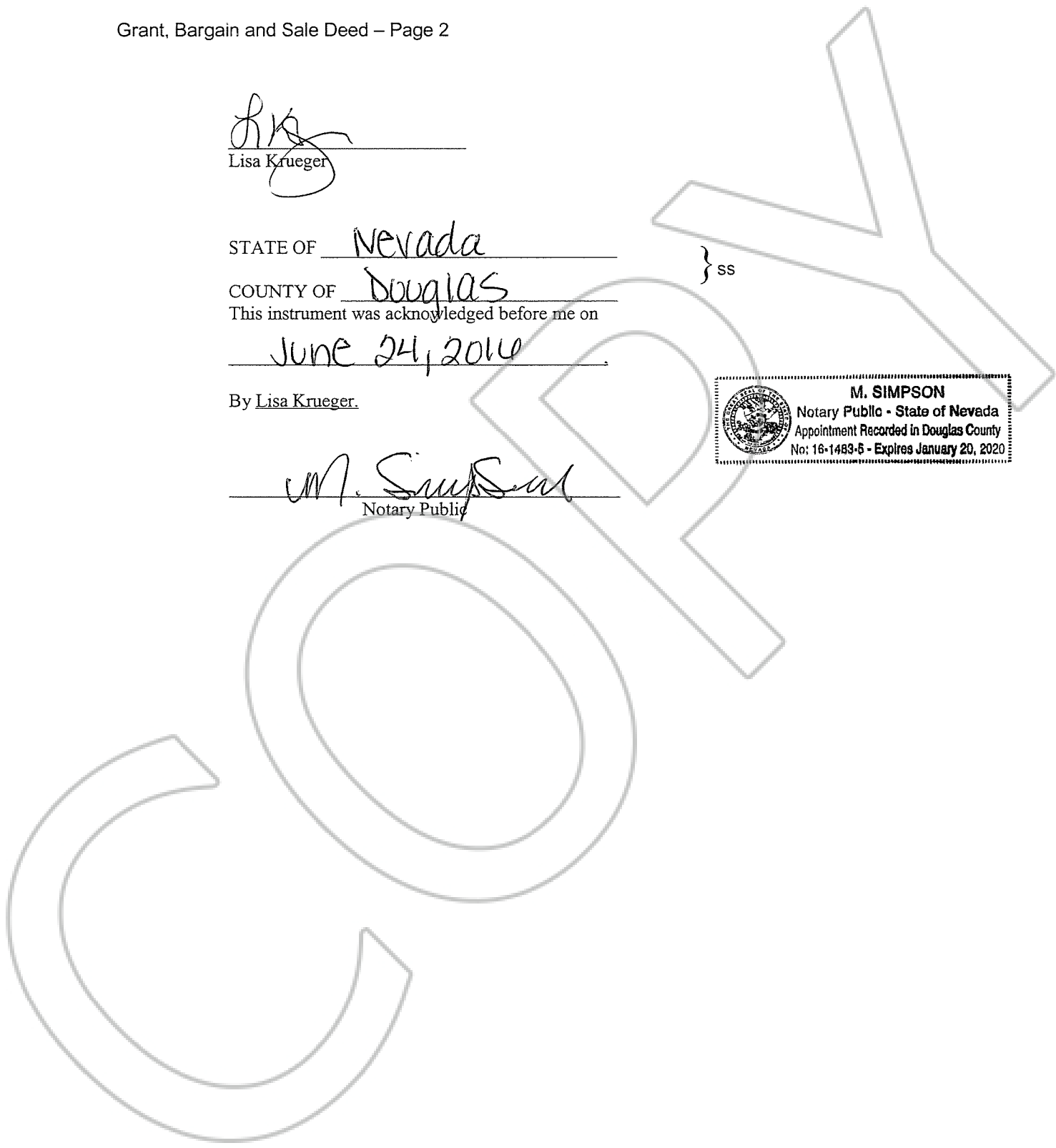
} ss

By Lisa Krueger.



Notary Public

 **M. SIMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 16-1483-5 - Expires January 20, 2020



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-08-611-007

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: \$295,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$295,000.00
 Real Property Transfer Tax Due: 1,150.50

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. Sumpster Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Lisa Krueger
 Address: 2179 Huntsdale Dr
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Richard A. Lopiccolo and Naomi J. Lopiccolo
 Address: 4743 Canyon River St
 City: San Jose
 State: CA Zip: 95136

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. #: 080322-ARJ