

DOUGLAS COUNTY, NV

2016-884288

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

07/13/2016 02:00 PM

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

E05

APN: 1319-19-611-003  
ESCROW NO: 10015292-001.  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
SAMUEL E. PETRECKY  
2985 SANTOS LN., APT. 103  
WALNUT CREEK, CA 94597

\$ RPTT 0.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Lalana Kinawong, spouse of the Grantor herein,  
In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and  
Convey to

Samuel E. Petrecky, a married man as his sole and separate property  
all that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

This deed is hereby given to divest any community property interest Lalana Kinawong may have in the above  
described real property by reason of his/her marriage to Samuel E. Petrecky.

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

Witness his/hers/theirs hand(s) this 25 day of June, 20 16.

Lalana Kinawong  
Lalana Kinawong

STATE OF California } ss:  
COUNTY OF Contra Costa

This instrument was acknowledged before me on June 25, 2016.

by Lalana Kinawong.

Patricia Jeanne Bartzi  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF STATELINE, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 3A, AS SHOWN ON THE MAP OF DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA; AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN UNDIVIDED 1/24 INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA; AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, NEVADA.

PARCEL 3:

AN EXCLUSIVE EASEMENT APPURTENANT TO THE UNIT REFERENCED ABOVE, OVER THE COMPONENTS SPECIFICALLY ALLOCATED TO SUCH UNIT AS SHOWN ON THE PLAT AND DECLARATION THEREOF.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED ON THE PLAT AND DECLARATION THEREOF.

APN: 1319-19-611-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1319-19-611-003
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

Deed in Lieu of Foreclosure Only (value of property) SEXEMPT  
 Transfer Tax Value SEXEMPT  
 Real Property Transfer Tax Due: 0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title from wife to husband, without consideration

**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 [Signature] Capacity Grantor Agent  
 Signature [Signature] Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
Print Name: <u>Lalana Kinawong</u>	Print Name: <u>Samuel E. Petrecky</u>
Address: <u>2985 Santos Ln. #3</u>	Address: <u>2985 Santos Ln. #3</u>
City: <u>Walnut Creek</u>	City: <u>Walnut Creek</u>
State: <u>CA</u> Zip: <u>94597</u>	State: <u>CA</u> Zip: <u>94597</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Capital Title Company of Nevada Escrow #: 10015292  
 Address: 10539 Professional Circle, Suite #102  
Reno, NV 89521

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**