

DOUGLAS COUNTY, NV

2016-884531

RPTT:\$1209.00 Rec:\$16.00

\$1,225.00 Pgs=3

07/18/2016 12:13 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-33-510-024

RPTT: \$1,209.00

Recording Requested By:

Western Title Company

Escrow No.: 080699-TEA

When Recorded Mail To:

Jonathan E. Silva

Tabitha D. Silva

1311 Paoline Dr.

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 \_\_\_\_\_

Traci Adams

Escrow Officer

\_\_\_\_\_  
**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,

Richard Collins Kappe, Successor Trustee of the Ernest Jerry Kappe and Margarett Joyce Kappe Family Trust dated July 3, 2002

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

Jonathan E. Silva and Tabitha D. Silva, husband and wife as joint tenants

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 4 in Block 2, as shown on the Official Map of MOUNTAIN VIEW ESTATES NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada on December 1, 1978 in Book 1278, Page 69, as Document No. 27818.

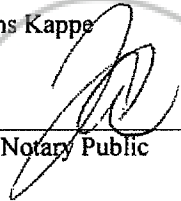
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Dated: 06/27/2016

The Ernest Jerry Kappe and Margarete Joyce Kappe  
Family Trust dated July 3, 2002

  
Richard Collins Kappe,  
Successor Trustee

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
June 28, 2016

By Richard Collins Kappe  
  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 09-1881-5 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-33-510-024

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: \$310,000.00  
Deed in Lieu of Foreclosure Only (value of property) (  
Transfer Tax Value: \$310,000.00  
Real Property Transfer Tax Due: \$1,209.00

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 [Handwritten Signature] Capacity grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Richard Collins Kappe, Successor Trustee of the Ernest Jerry Kappe and Margarete Joyce Kappe Family Trust dated July 3, 2002

Print Name: Jonathan E. Silva and Tabitha D. Silva

Address: 1311 Raeline Lane  
City: Minden  
State: NV Zip: 89423

Address: 1311 Raeline Ln  
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. #: 080699-TEA