

DOUGLAS COUNTY, NV
RPTT:\$858.00 Rec:\$17.00
\$875.00 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-886073

08/12/2016 03:26 PM

WHEN RECORDED MAIL TO:
Bruce Cunningham
1391 Pine Valley Road
South Lake Tahoe, Ca. 96150

MAIL TAX STATEMENTS TO:
Same as Above

Escrow No. 1603302-RLT

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.: 1320-30-814-005
R.P.T.T. \$ 858.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lesley Dellamonica, Acting Trustee, under the terms of the
Karen Dellamonica Trust, dated August 31, 2010

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Bruce Cunningham , a single man

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.

Lesley Dellamonica, Successor Trustee, under
the terms of the Karen Dellamonica Trust, dated
August 31, 2010,

Lesley Dellamonica - Successor Trustee
Lesley Dellamonica, Successor Trustee

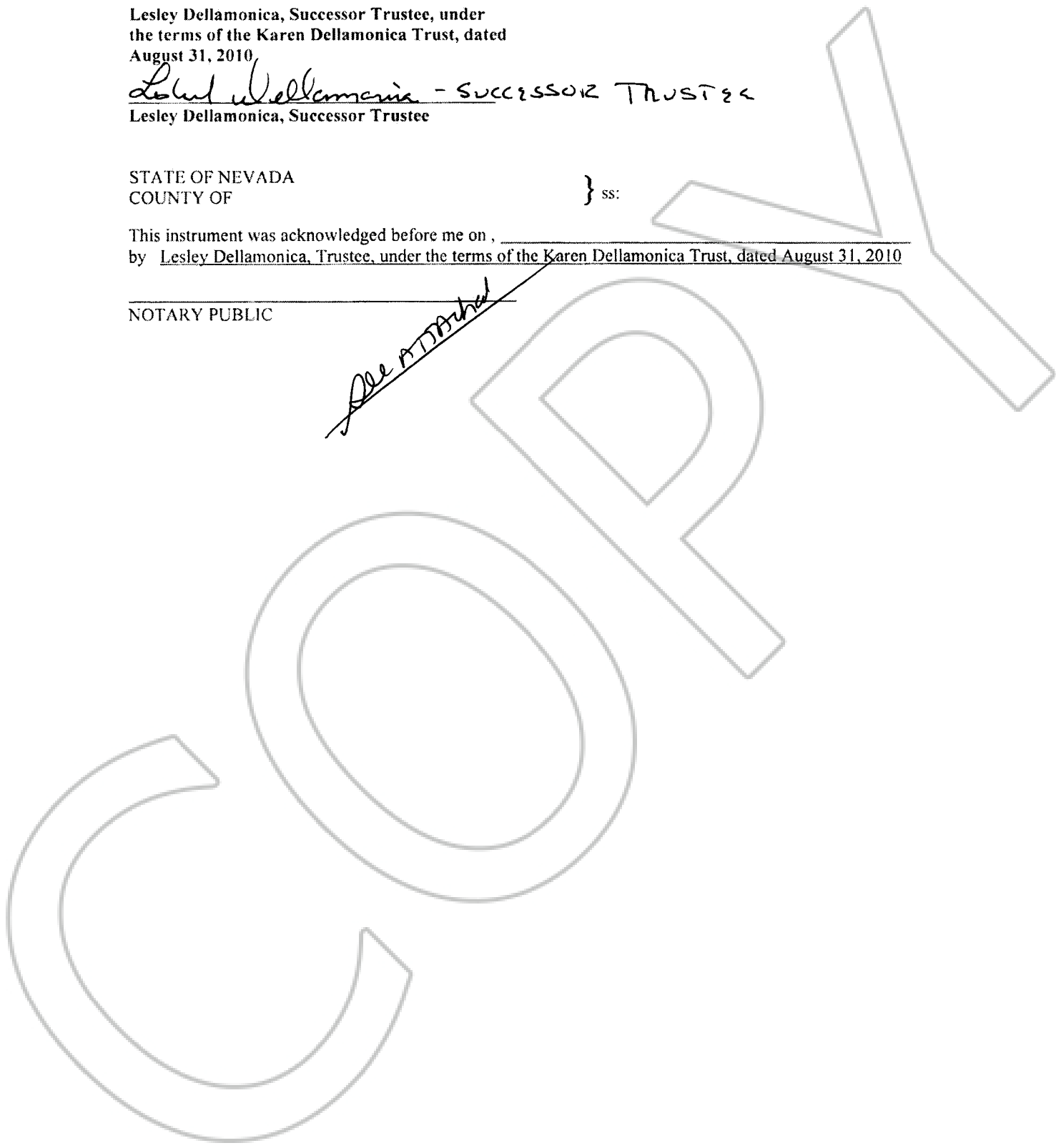
STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on , _____
by Lesley Dellamonica, Trustee, under the terms of the Karen Dellamonica Trust, dated August 31, 2010

NOTARY PUBLIC

See Attached



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Nevada)

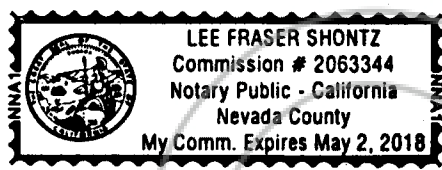
On August 9, 2016 before me, Lee Fraser Shontz, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Lesley Dellamonica
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Escrow No. 1603302-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

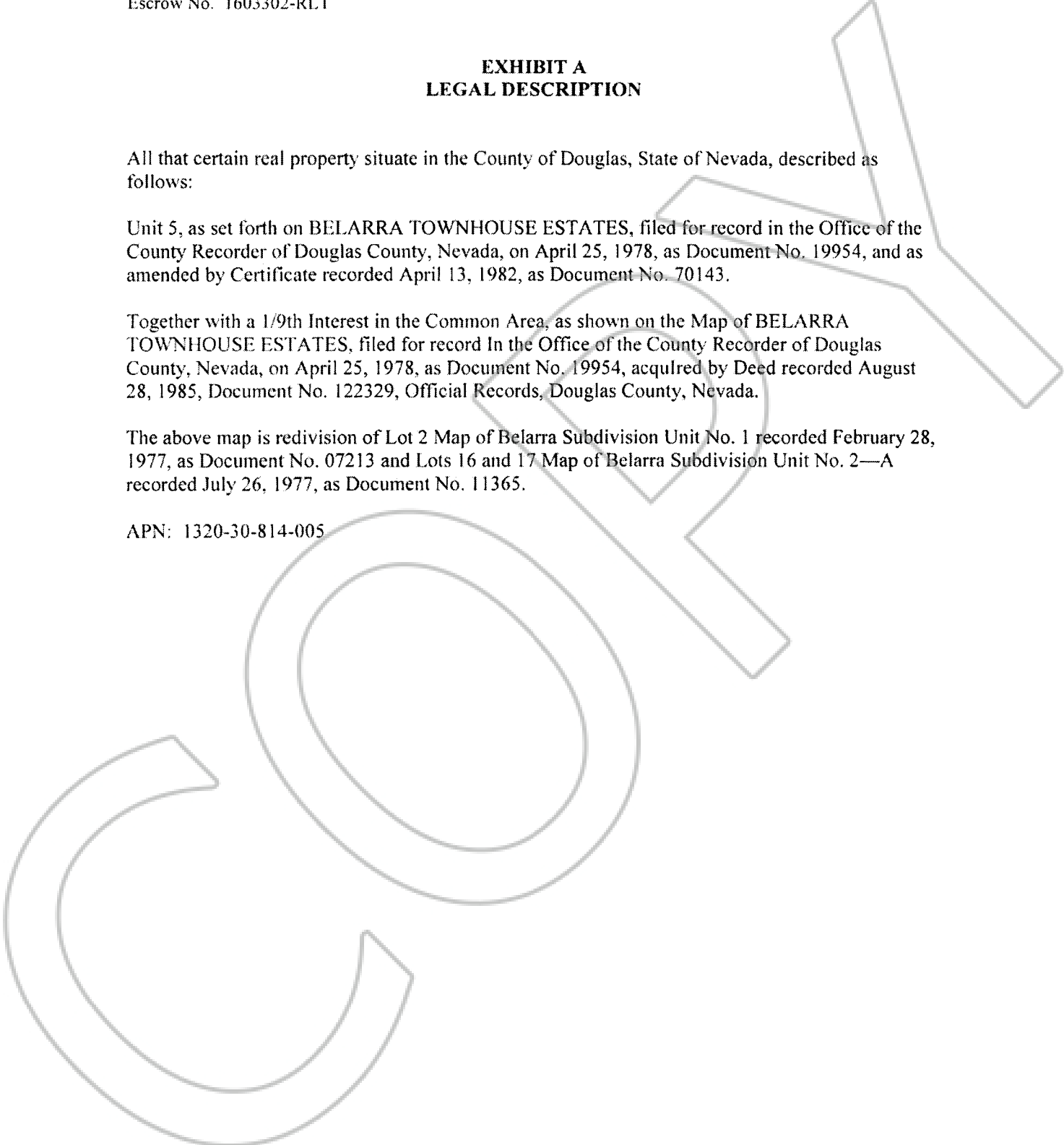
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Unit 5, as set forth on BELARRA TOWNHOUSE ESTATES, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 25, 1978, as Document No. 19954, and as amended by Certificate recorded April 13, 1982, as Document No. 70143.

Together with a 1/9th Interest in the Common Area, as shown on the Map of BELARRA TOWNHOUSE ESTATES, filed for record In the Office of the County Recorder of Douglas County, Nevada, on April 25, 1978, as Document No. 19954, acquled by Deed recorded August 28, 1985, Document No. 122329, Official Records, Douglas County, Nevada.

The above map is redivision of Lot 2 Map of Belarra Subdivision Unit No. 1 recorded February 28, 1977, as Document No. 07213 and Lots 16 and 17 Map of Belarra Subdivision Unit No. 2—A recorded July 26, 1977, as Document No. 11365.

APN: 1320-30-814-005



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1320-30-814-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes:	

3. Total Value/Sales Price of Property: \$220,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$220,000.00
 Real Property Transfer Tax Due: \$ 858.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Lesley Dellamonica - Successor Trustee Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Lesley Dellamonica ^{acting} Trustee, under the terms of the Karen Dellamonica Trust, dated August 31, 2010</u>	Print Name: <u>Bruce Cunningham</u>
Address: <u>15389 Wolfgang Rd Truckee, CA 96161</u>	Address: <u>1391 Pinevalley Rd SLT CA 96150</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603302-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410