

DOUGLAS COUNTY, NV

2016-886777

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

08/29/2016 01:03 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN# : 1121-05-000-008

RPTT: S-0-

Recording Requested By:

Western Title Company, Inc.

Escrow No. 081378-WLD

When Recorded Mail To:

Sarah Licciardi

134 US HWY 395 N

GARDNERVILLE, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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



Wendy Dunbar

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

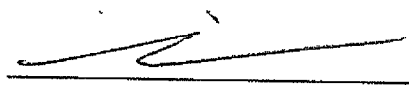
THIS INDENTURE WITNESSETH: That Phil Licciardi, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Sarah Licciardi, a married woman as her sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 08/23/2016



Phil Licciardi


STATE OF Nevada _____

COUNTY OF Douglas _____

This instrument was acknowledged before me on

August 25, 2016
by Phil Licciardi.

} ss



Notary Public

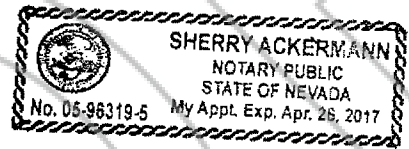


EXHIBIT "A"

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

PARCEL 1:

PARCEL G OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M. REFERENCE IS HEREBY MADE TO THAT CERTAIN RECORD OF SURVEY MAP FOR THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON MARCH 20, 1992, IN BOOK 392 PAGE 3301 AS FILE NO. 273678, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF SAID LAND AS DESCRIBED IN GRANT OF EASEMENT FOR RIGHT-OF-WAY RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 25, 1995, IN BOOK 795, PAGE 3585 AS FILE NO. 366767, OFFICIAL RECORDS.

**Assessor's Parcel Number(s):
1121-05-000-008**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1121-05-000-008

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: husband deeding off to wife, no 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	<u>Phil Licciardi</u>	Print Name:	<u>Sarah Licciardi</u>
Address:	<u>134 Hwy 395 N</u>	Address:	<u>134 Hwy 395 N</u>
City:	<u>Gardnerville</u>	City:	<u>Gardnerville</u>
State:	<u>NV</u>	State:	<u>NV</u>
Zip:	<u>89410</u>	Zip:	<u>89410</u>

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. #: 081378-WLD