

DOUGLAS COUNTY, NV

2016-886967

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

08/31/2016 01:40 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1319-30-632-003

WHEN RECORDED MAIL TO:

MONICA DE FRANCO
FERRARI OTTOBONI CAPUTO &
WUNDERLING LLP
333 WEST SANTA CLARA STREET
SUITE 700
SAN JOSE, CA 95113

MAIL TAX NOTICES TO:

JAMES CAPUTO, TRUSTEE
ERIN CAPUTO, TRUSTEE
1238 SETTLE AVENUE
SAN JOSE, CA 95125

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES CAPUTO and ERIN CAPUTO, husband and wife, as community property (herein, "Grantor"), whose address is 1238 Settle Avenue, San Jose, CA 95125, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JAMES CAPUTO AND ERIN CAPUTO, Trustees, or any successors in trust, under the CAPUTO 2015 REVOCABLE TRUST dated November 18, 2015 and any amendments thereto (herein, "Grantee"), whose address is 1238 Settle Avenue, San Jose, CA 95125, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 376 Quaking Aspen Lane, Unit C, Stateline, NV 89440

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

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 19TH day of JULY, 2016.

GRANTOR:


JAMES CAPUTO

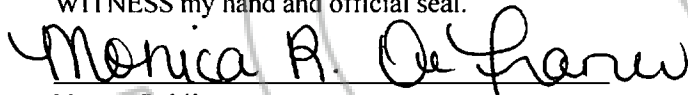
“A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document”

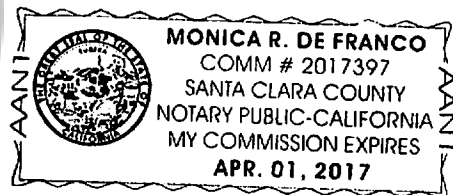
STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On 7/19/16, before me, Monica R. DeFranco, a Notary Public, personally appeared James Matthew Caputo, 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.


Notary Public



GRANTOR:

[Handwritten Signature]

ERIN CAPUTO

"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"

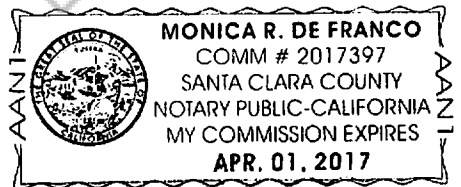
STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Clara)

On 7/19/16, before me, Monica R. DeFranco, a Notary Public, personally appeared Erin Caputo, 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.

Monica R. DeFranco
Notary Public



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Caputo 2015 Revocable Trust dated
November 18, 2015



JAMES CAPUTO, Trustee



ERIN CAPUTO, Trustee

Grantee



EXHIBIT A

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

Unit C of Condominium No. 71, as set forth on the CONDOMINIUM MAP OF LOT 71, TAHOE VILLAGE NO. 1, filed for record February 22, 1979 in Book 279, Page 1224, as Document No. 30116, Official Records of Douglas County, State of Nevada.

TOGETHER with an undivided 1/4th interest in and to those portions designated as Common Areas of Condominium No. 71, be a CONDOMINIUM MAP OF LOT 71, TAHOE VILLAGE NO. 1, filed for record February 22, 1979 in Book 279, Page 1224, as Document No. 30116, Official Records of Douglas County, State of Nevada.

Per NRS 111.312, this legal description was previously recorded as Document No. 753573, in Book 1109, Page 1836, on November 6, 2009, in the office of the Recorder of Douglas County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-632-003 _____
 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 _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust Cert - JS

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 \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James Caputo
 Address: 1238 Settle Avenue
 City: San Jose
 State: CA Zip: 95125

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Caputo 2015 Revocable Trust
 Address: 1238 Settle Avenue
 City: San Jose
 State: CA Zip: 95125

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511