

DOUGLAS COUNTY, NV

2016-887853

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

09/21/2016 02:03 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Jeffrey A Rossi

261 Fredricksburg Rd
Gardnerville, NV 89400

MAIL TAX STATEMENTS TO:

Jeffrey A Rossi

same

Escrow No. 1604364-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.: 1219-36-002-013

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jeffrey A. Rossi, Successor Trustee of the Rossi Family Trust dated February 6, 1998

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeffrey A Rossi, an unmarried man

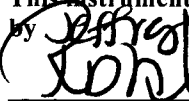
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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


Jeffrey A. Rossi, Successor Trustee

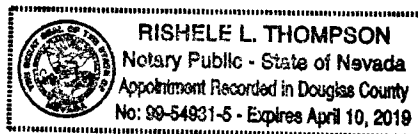
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 9/13/16
by Jeffrey A. Rossi


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed dated date of document under escrow No. 01604364.



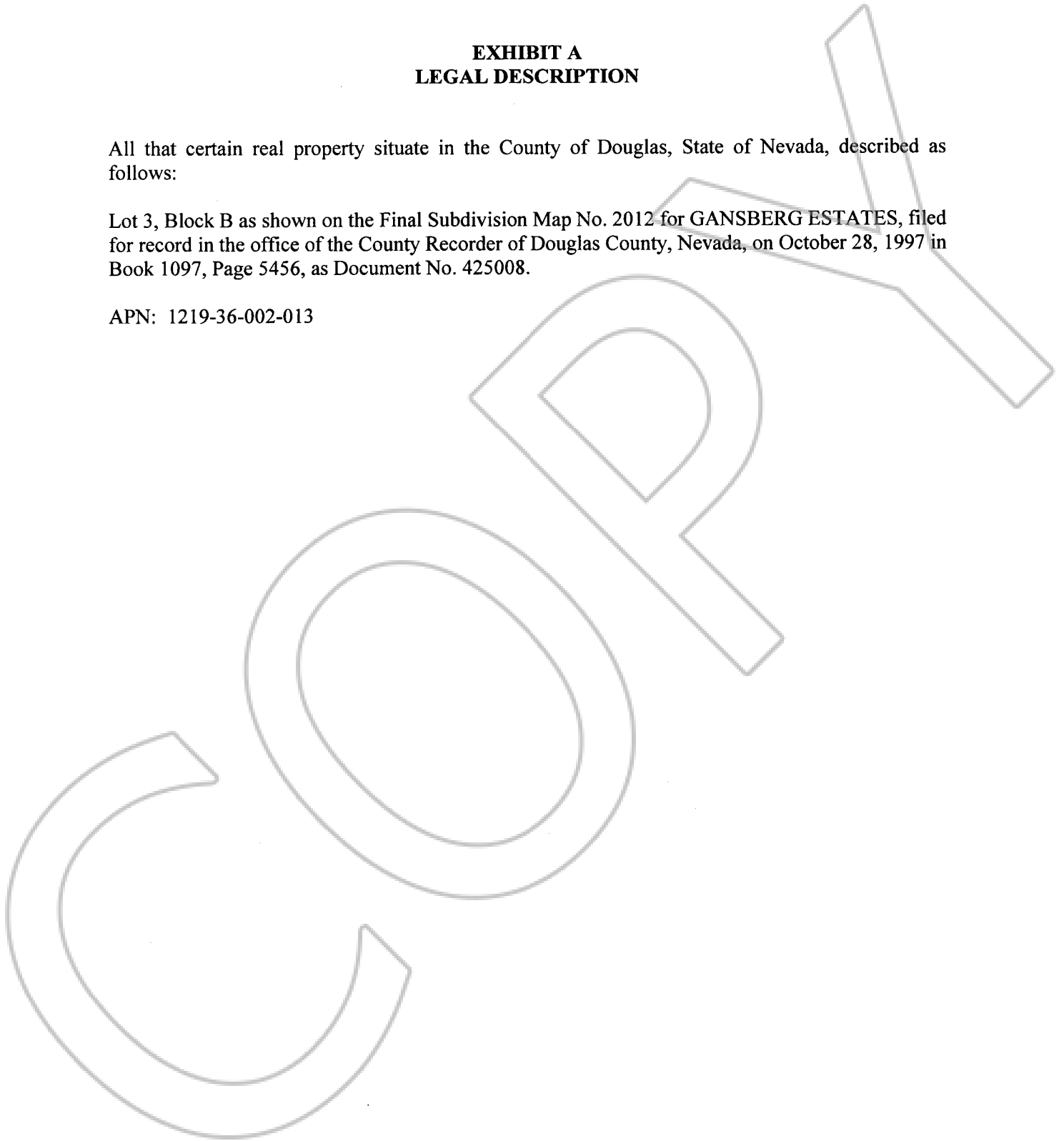
Escrow No. 1604364-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 3, Block B as shown on the Final Subdivision Map No. 2012 for GANSBERG ESTATES, filed for record in the office of the County Recorder of Douglas County, Nevada, on October 28, 1997 in Book 1097, Page 5456, as Document No. 425008.

APN: 1219-36-002-013



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-36-002-013
- 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
- i) Other _____

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 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 from trust w/out
consideration

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: Jeffrey A Rossi Capacity: grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Jeffrey A Rossi, Trustee of Rossi Family</u>	Print Name: <u>Jeffrey A Rossi</u>
Address: <u>261 Fredericksburg Road TRUST</u> <u>Gardnerville, NV 89460</u>	Address: <u>261 Fredericksburg Road</u> <u>Gardnerville, NV 89460</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 #: 1604364-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410