

A.P.N.: 1220-03-212-016
File No: 143-2509018 (SC)
R.P.T.T.: \$1,189.50

When Recorded Mail To: Mail Tax Statements To:
Jeffrey Hayward and Michelle Hayward
1415 Pin Oak Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Christopher M. Capagli and Rosie Capagli, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Jeffrey Hayward and Michelle Hayward, husband and wife as joint tenants with right of survivorship

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

LOT 16, BLOCK G, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR GARDENS, PHASE 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 19, 2004, BOOK 1104, PAGE 9523, AS DOCUMENT NO. 629883, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 30, 2005, BOOK 0805, PAGE 14668, AS DOCUMENT NO. 653714.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 08/15/2016

Christopher M. Capagli
Christopher M. Capagli

Rosie Capagli
Rosie Capagli

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on
10-11-16 by
Christopher M. Capagli and Rosie Capagli.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
09/15/2016 under Escrow No. 143-2509018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-212-016
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$305,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ -0-)
- c) Transfer Tax Value: \$305,000.00
- d) Real Property Transfer Tax Due \$1,189.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *A. Capagli*

Capacity: *Officer*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Christopher M. Capagli and Rosie

Print Name: Jeffrey Hayward and

Address: Capagli

Print Name: Michelle Hayward

Address: 767 Sunburst Ct

Address: 1415 Pin Oak Drive

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance

File Number: 143-2509018 SC/ SC

Address: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)