

DOUGLAS COUNTY, NV

2016-889534

RPTT:\$838.50 Rec:\$17.00

\$855.50 Pgs=4

10/24/2016 01:14 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1419-22-710-001

RPTT: \$838.50

Recording Requested By:

Western Title Company

Escrow No.: 083854-ARJ

When Recorded Mail To:

Donald P. Cox

Mitzi Gale Cox

9812 Canyon Rock Place

Las Vegas, NV 89134

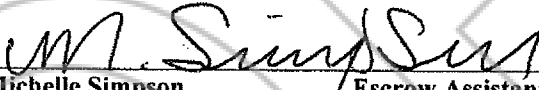
Mail Tax Statements to: (deeds only)

Same as Above

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

  
Michelle Simpson

Escrow Assistant

**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

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

Mark R. Josifko and Deborah F. Josifko, Trustees of The Josifko Family Living Trust dated September 21, 1999

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Donald P. Cox and Mitzi Gale Cox, Trustees of The Donald P. Cox and Mitzi Gale Cox Living Trust, dated June 1, 2000 and any amendments thereto

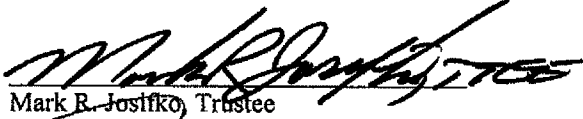
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 10/19/2016

The Josifko Family Living Trust dated September 21, 1999

  
Mark R. Josifko, Trustee

  
Deborah F. Josifko, Trustee

STATE OF Nevada

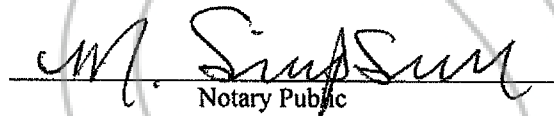
COUNTY OF Douglas

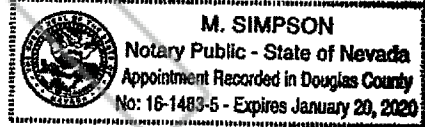
} SS

This instrument was acknowledged before me on

October 24, 2011

By Mark R. Josifko and Deborah F. Josifko.

  
Notary Public



**EXHIBIT "A"**

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

**Parcel A:**

**Lot 53, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada, in Book 307 at Page 4530 as Document No. 697065, Official Records, and that certain Certificate of Amendment recorded on March 27, 2007 in Book 307 at Page 8650 as Document No. 697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.**

**Parcel B:**

**Together With those certain easements for strom drainage, slope and drainage, as granted to Ronal L. Simek, an unmarried man, over Parcel 22 as shown on Record of Survey No. 403935 , as described in Easement Deed recorded March 6, 2002, in book 0302, Page 1943 as Document No. 536314, Official Records.**

**Also together with an easement for a temoporary septic system as described in Agreement recorded on August 12, 2004 in Book 0804, Page 4808 as Document No. 621280, Official Records.**

**Also together with those certain rights as set forth in Document recorded on August 12, 2004 in Book 0804, Page 4821 as Document No. 621281, Official Records.**

**Assessor's Parcel Number(s):  
1419-22-710-001**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1419-22-710-001

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: \$215,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$215,000.00  
 Real Property Transfer Tax Due: \$838.50

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

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 M. Sanyal Capacity ESCROW ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Mark R. Josifko and Deborah F. Josifko, Trustees of The Josifko Family Living Trust dated September 21, 1999  
 Address: 1906 Catherine Court  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Donald P. Cox and Mitzi Gale Cox, Trustees of The Donald P. Cox and Mitzi Gale Cox Living Trust, dated June 1, 2000 and any amendments thereto  
 Address: 9812 Canyon Rock Place  
 City: Las Vegas  
 State: NV Zip: 89134

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 083854-ARJ  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410