DOUGLAS COUNTY, NV

2016-891116

RPTT:\$885.30 Rec:\$18.00

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11/22/2016 01:40 PM

\$903.30 FIRST AMERICANTITLE STATELINE

KAREN ELLISON, RECORDER

A.P.N.:

1220-04-510-035

File No:

141-2512144 (NMP)

R.P.T.T.:

\$885.30

When Recorded Mail To: Mail Tax Statements To: Jeanne C. Nelson and Alan M. Nelson 1315 Toiyabe Avenue Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

**This Deed is executed in counterpart, each of which is deemed to be an original but such counterparts together constitute but one and the same instrument. **

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

Angela Depietrantonio and Louie Balestrieri, as tenants in common

do(es) hereby GRANT, BARGAIN and SELL to

Jeanne C. Nelson and Alan M. Nelson and Stephen James Arbogast, Jr, a single man as joint tenants with right of survivorship

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

LOT 35, AS SHOWN ON THE OFFICE MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 19, 1965 AS DOCUMENT NO. 28834.

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: 11/16/2016

Angela di Pietr	rantonio	
Louie Balestrie	alestriori	
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	•	
	•	
STATE OF	NEVADA	
COLINETY OF	DOUG! AC	SS.
COUNTY OF	DOUGLAS	, / / \ \
This instrumer	nt was acknowledged b	before me on by
Angela di Pie	etrantonio.	
	•	
		_ \ \ /
	Materia Dublic	
(My commission	Notary Public	
(My COMMINSSIC	iii expires.	

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 13, 2016** under Escrow No. **141-2512144**.

Sec attached California Compliant Acknowledgment.

ACKNOWLEDGMENT

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

Signature

attached, and not the truthfulness, accuracy, or validity of that document.
State of California County of Los Angeles)
On november 18, 2016 before me, Tabitha Martin, no tay hibli (insert name and title of the officer)
personally appeared <u>bule Balestrievi</u> 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. TABITHA MARTIN COMM. #2091221 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY Commission Expires NOV. 24, 2018
Signature (Seal)

(Seal)

A.P.N.:

1220-04-510-035

File No:

141-2512144 (NMP)

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\$885.30

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Date: 11/16/2016

Oncy Angela di Pieti	Ja V. Qi rantonio	Lulians	toric	\
Louie Balestrie	eri	/		
-	·			
STATE OF	NEVADA		\	
STATE OF	HEVADA	: ss.		
COUNTY OF	DOUGLAS)		
This instrumer Angela di Pie	nt was acknowledged b etrantonio.	before me on	11-16-16	by
Grage	lam Duri	1	ANGELA M. TERRIL NOTARY PUBLIC STATE OF NEVADA	
	Notary Public		My Commission Expires: 7 Certificate No: 15-270	7-7-2019
My commission	on evnires: 7-7-5	301101		

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 13, 2016** under Escrow No. **141-2512144**.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Num	ber(s)	/\
a)	1220-04-510-035		(\
b)			\ \
c)			\ \
d)_			\ \
2	Tune of Droporty		\ \
2.	Type of Property Vacant Land	b) x Single Fam. Res.	FOR RECORDERS OPTIONAL USE
a)			
c)	Condo/Twnhse	d) 2-4 Plex	BookPage:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural	h) Mobile Home	Notes:
i)	Other		
•			#007 000 00
3.	a) Total Value/Sales F	rice of Property:	_\$227,000.00
	b) Deed in Lieu of For	eclosure Only (value of pro	perty) (_\$)
	c) Transfer Tax Value		\$227,000.00
	,		\$885.30
	d) Real Property Tran	ster rax Due	4000.00
4.	If Exemption Claime	<u>d:</u>	
	a. Transfer Tax Exem	nption, per 375.090, Section	u
	b Explain reason for		\ <u></u>
5.		ntage being transferred:	%
	The undersigned dec	lares and acknowledges, u	nder penalty of perjury, pursuant to NRS
375	.060 and NRS 375.1	10, that the information p	rovided is correct to the best of their
	rmation and neiler and		importation if called upon to substantiate
the	information provided	herein Furthermore the	umentation if called upon to substantiate
the	information provided med exemption or other	herein. Furthermore, the ner determination of additio	parties agree that disallowance of any onal tax due, may result in a penalty of
the clai 10%	information provided med exemption, or oth 6 of the tax due plus in	herein. Furthermore, the ner determination of addition nterest at 1% per month. P	parties agree that disallowance of any onal tax due, may result in a penalty of Pursuant to NRS 375.030, the Buyer and
the clai 10% Sell	information provided med exemption, or oth 6 of the tax due plus in ler shall be jointly and s	herein. Furthermore, the ner determination of addition nterest at 1% per month. P severally liable for any addit	parties agree that disallowance of any onal tax due, may result in a penalty of Pursuant to NRS 375.030, the Buyer and ional amount owed.
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