

DOUGLAS COUNTY, NV  
RPTT:\$2642.25 Rec:\$16.00  
\$2,658.25 Pgs=3 2017-893970  
01/30/2017 11:31 AM  
ETRCO, LLC  
KAREN ELLISON, RECORDER

APN#: 1318-10-313-010

RPTT: \$2,642.25

Recording Requested By:

Western Title Company

Escrow No.: 085691-WLD

When Recorded Mail To:

John Pacelli

P.O. Box 10890

Zephyr Cove, NV 89448

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



Wendy Dunbar

Escrow Officer

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**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,

Sandra M. Gainza and Craig S. Gainza, Trustees of the Gainza Family Trust, dated July 2, 2013

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

John Pacelli, an unmarried man

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

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

Lot 80, as shown on the map of ZEPHYR KNOLLS UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on July 10, 1957, as Document No. 12430.

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

Dated: 01/23/2017

The Gainza Family Trust

*Sandra M. Gainza*  
By: Sandra M. Gainza, Trustee

*Craig S. Gainza*  
By: Craig S. Gainza, Trustee

STATE OF *Nevada* } SS

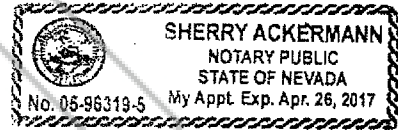
COUNTY OF *Douglas* }

This instrument was acknowledged before me on

*January*

By Sandra M. Gainza and Craig S. Gainza.

*Sherry Ackermann*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1318-10-313-010

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: \_\_\_\_\_

\$677,500.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

(

Transfer Tax Value: \_\_\_\_\_

\$677,500.00

Real Property Transfer Tax Due: \_\_\_\_\_

2,642.25

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 Sandra M. Gainza Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Sandra M. Gainza and Craig S. Gainza,  
Trustees of the Gainza Family Trust, dated  
July 2, 2013  
 Address: P.O. Box 1674  
 City: Zephyr Cove  
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: John Pacelli  
 Address: P.O. Box 10890  
 City: Zephyr Cove  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Esc. #: 085691-WLD