

DOUGLAS COUNTY, NV
RPTT:\$1189.50 Rec:\$16.00
\$1,205.50 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2017-897417

04/18/2017 12:28 PM

WHEN RECORDED MAIL TO:
Nicholas Capitanich
1209 Monarch Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Nicholas Capitanich

Escrow No. 1701576-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.: 1220-16-210-146
R.P.T.T. \$1,189.50

SPACE ABOVE FOR RECORDER'S USE ONLY

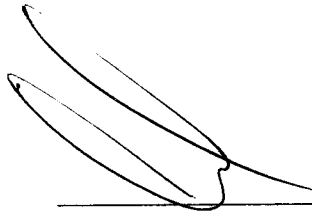
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Eric Lavars a married man as his sole and separate
property
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Nicholas Capitanich , a single 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.



Eric Lavars

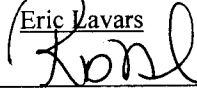
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

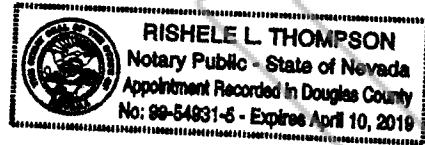
This instrument was acknowledged before me on ,

4/17/17

by Eric Lavars



NOTARY PUBLIC



COPY

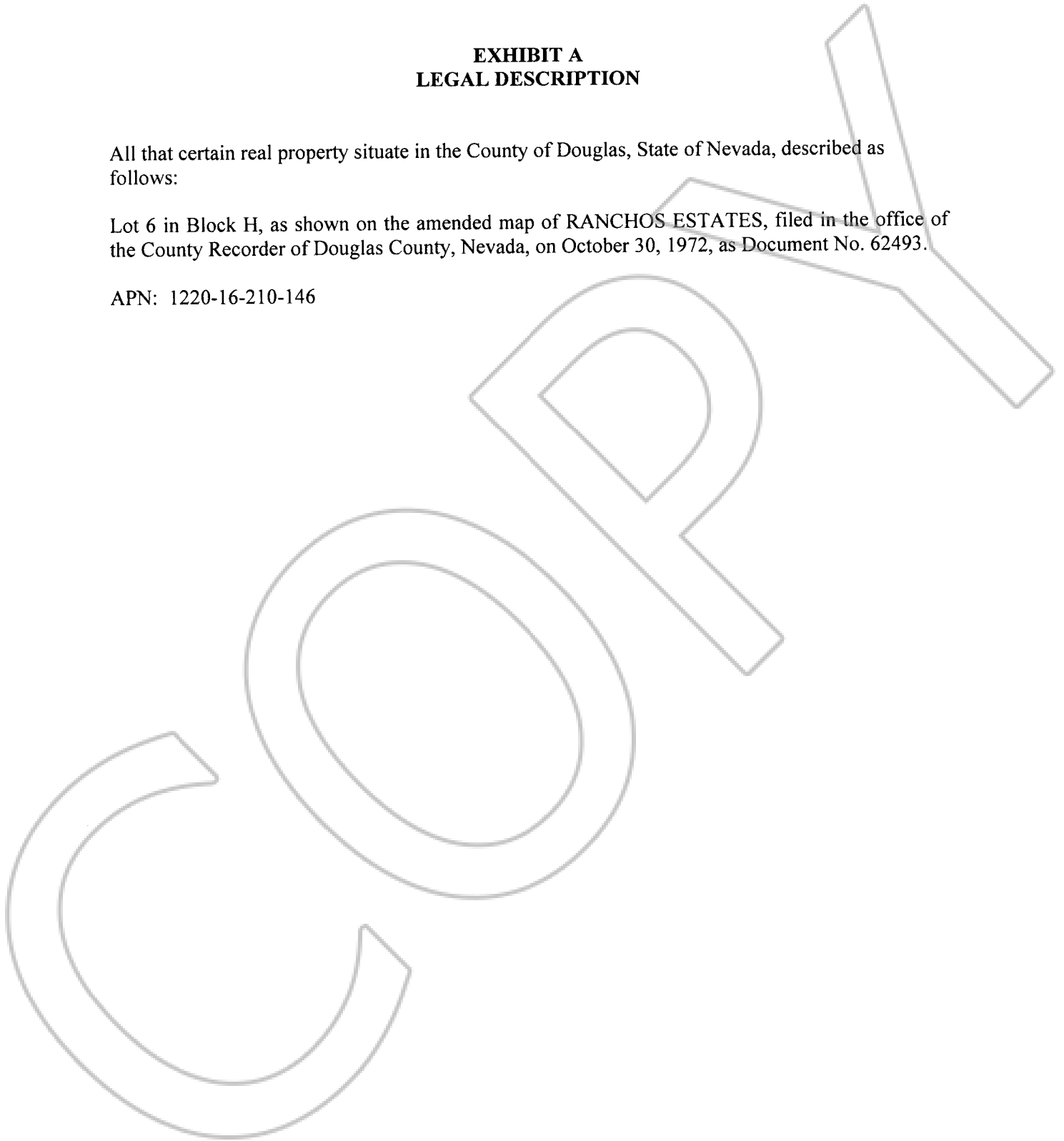
Escrow No. 1701576-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 6 in Block H, as shown on the amended map of RANCHOS ESTATES, filed in the office of the County Recorder of Douglas County, Nevada, on October 30, 1972, as Document No. 62493.

APN: 1220-16-210-146



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-16-210-146
- 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: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$305,000.00
 \$ _____
 Transfer Tax Value \$305,000.00
 Real Property Transfer Tax Due: \$1,189.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Eric Lavars
 Address: 410 Chase Hwy 395, Gardnerville, NV

 City, State, Zip

Print Name: Nicholas Capitanich
 Address: 1209 Monarch Lane
Gardnerville, NV 89460

 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1701576-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410