

A.P.N.: 1420-07-210-001
File No: 12142-2517936 (JF)
R.P.T.T.: \$1,665.30

When Recorded Mail To: Mail Tax Statements To:
Markus McEntee and Jennifer McEntee
3550 Green Acre Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Ronald A. Ruffo and Mary Anna Ruffo, husband and wife as joint tenants with right of survivorship and not as tenants in common

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

Jennifer McEntee and Markus McEntee, wife and husband as Joint Tenants with Right of Survivorship

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

LOT 7 AS SHOWN ON THE MAP OF VALLEY VIEW SUBDIVISION NO. 3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 28, 1964, IN BOOK 27, PAGE 47, AS DOCUMENT NO. 26188.

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: 03/07/2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-210-001
- 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: \$427,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$427,000.00
- d) Real Property Transfer Tax Due \$1,665.30

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: Ronald A. Ruffo

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Ronald A. Ruffo and Mary Anna
 Print Name: Ruffo
 Address: 1371 Winwood Way
 City: Hardeeville
 State: NV Zip: 89410

Print Name: Markus McEntee and Jennifer McEntee
 Print Name: Jennifer McEntee
 Address: 3550 Green Acre Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: First American Title Insurance Company
 Address: 4620 S. Carson Street, Suite 5
 City: Carson City

File Number: 12142-2517936 JF/ JF
 State: NV Zip: 89701

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