

DOUGLAS COUNTY, NV
RPTT:\$2223.00 Rec:\$16.00
\$2,239.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-899765

06/09/2017 02:18 PM

APN# : 1220-08-812-053
RPTT: \$2,223.00

Recording Requested By:

Western Title Company

Escrow No.: 085772-DVS

When Recorded Mail To:

Anthony C. Zeppieri, Jr. and

Loretta F. Zeppieri

2592 Evening Sky Drive

Henderson, NV 89052

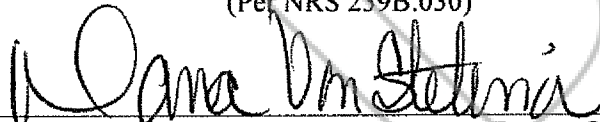
Mail Tax Statements to: (deeds only)

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



Dana Von Stetina

Escrow Officer

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,

Lanturn Investments, LLC, a Nevada limited liability company

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

Anthony C. Zeppieri, Jr. and Loretta F. Zeppieri, husbnd and wife as Joint Tenants with right of survivorship

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

Lot 85 in Block E, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights as reserved in a Deed, recorded October 21, 2008, as Document No. 731678, Official Records.

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

Dated: 06/07/2017

Lantum Investments, LLC, a Nevada
limited liability company

By: _____
Sam Landis, Manager

By: _____
Mark B. Turner, Manager

STATE OF Nevada } ss
COUNTY OF Carson City
This instrument was acknowledged before me on
June 7, 2017
by Sam Landis and Mark B. Turner
of Lantum Investments, LLC, a Nevada limited liability
company.

Dana Von Stetina
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-08-812-053

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: \$569,507.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$569,507.00
 Real Property Transfer Tax Due: \$2,223.00

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 *MCBP* Capacity *Grantor*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Lanturn Investments, LLC, a Nevada limited liability company
 Address: 3075 College Drive
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Anthony C. Zeppieri, Jr. and Loretta F. Zeppieri
 Address: 2592 Evening Sky Drive
 City: Henderson
 State: NV Zip: 89052

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 085772-DVS