

DOUGLAS COUNTY, NV
RPTT:\$1628.25 Rec:\$16.00
\$1,644.25 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-900312

06/20/2017 03:38 PM

APN#: 1220-08-001-002
RPTT: \$1,628.25

Recording Requested By:
Western Title Company
Escrow No.: 088201-ARJ

When Recorded Mail To:
Ricky Paul DeCarlo
Cynthia C. DeCarlo
c/o Jenny Sweetland
1326 Denny Lane
Minden, NV 89423

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 Michelle Simpson / Escrow Assistant

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,

Ken Frank and Elizabeth Frank, husband and wife as joint tenants with right of survivorship

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

Ricky Paul DeCarlo and Cynthia C. DeCarlo, Trustees of The C & R DECARLO 1993 TRUST dated July 22, 1993

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:

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

The West One Half of the Northeast Quarter of the Northwest Quarter of Section 8, Township 12 North, Range 20 East M.D.B. & M.

Also being Parcel 3 as set forth on Parcel Map #2027 for ABC & J INVESTMENT COMPANY, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 18, 1996, in Book 796, at Page 2876, as Document No. 392328.

Reference is made to Record of Survey recorded May 24, 1995, in Book 595, Page 3898, Document No. 362786, of Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM any portion lying within that portion described in Deed recorded July 26, 1995, in Book 795, Page 3817, as Document No. 366850, Official Records of Douglas County, State of Nevada.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

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

Dated: 06/02/2017

Ken Frank
Ken Frank

Elizabeth Frank
Elizabeth Frank

STATE OF Nevada

COUNTY OF Washoe

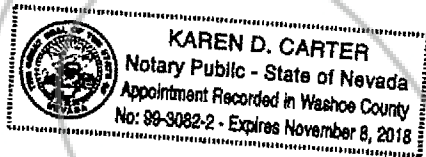
} ss

This instrument was acknowledged before me on

June 9, 2017

By Ken Frank and Elizabeth Frank

Karen D. Carter
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-08-001-002

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: \$417,100.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$417,100.00
 Real Property Transfer Tax Due: \$1,628.25

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: M. Simpson Capacity: ESCROW ASSISTANT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ken Frank and Elizabeth Frank
 Address: 19960 Paddlewheel Lane
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ricky Paul DeCarlo and Cynthia C. DeCarlo, Trustees of The C & R DECARLO 1993 TRUST dated July 22, 1993
 Address: c/o Jenny Sweetland 1326 Denny Lane
 City: Minden
 State: NV Zip: 89423

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. #: 088201-ARJ