

DOUGLAS COUNTY, NV

2017-901898

RPTT:\$780.00 Rec:\$16.00

\$796.00 Pgs=3

07/26/2017 02:12 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Andrew Croce

1311 Toler Avenue
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Andrew Croce

Same as above

Escrow No. 1703103-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.: 1220-04-510-003

R.P.T.T. \$ 780.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Shawn Reilly and Karen Leep, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Andrew Croce, an unmarried 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.

Shawn Reilly
Shawn Reilly

Karen Leep
Karen Leep

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on
by Shawn Reilly and Karen Leep

July 25, 2017

[Signature]
NOTARY PUBLIC

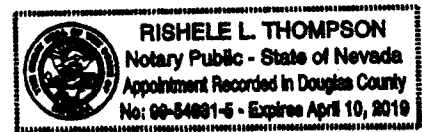


State of Nevada
County of Douglas

} ss:

This instrument was acknowledged before me on July 25, 2017
by Shawn Reilly

[Signature]
Notary Public



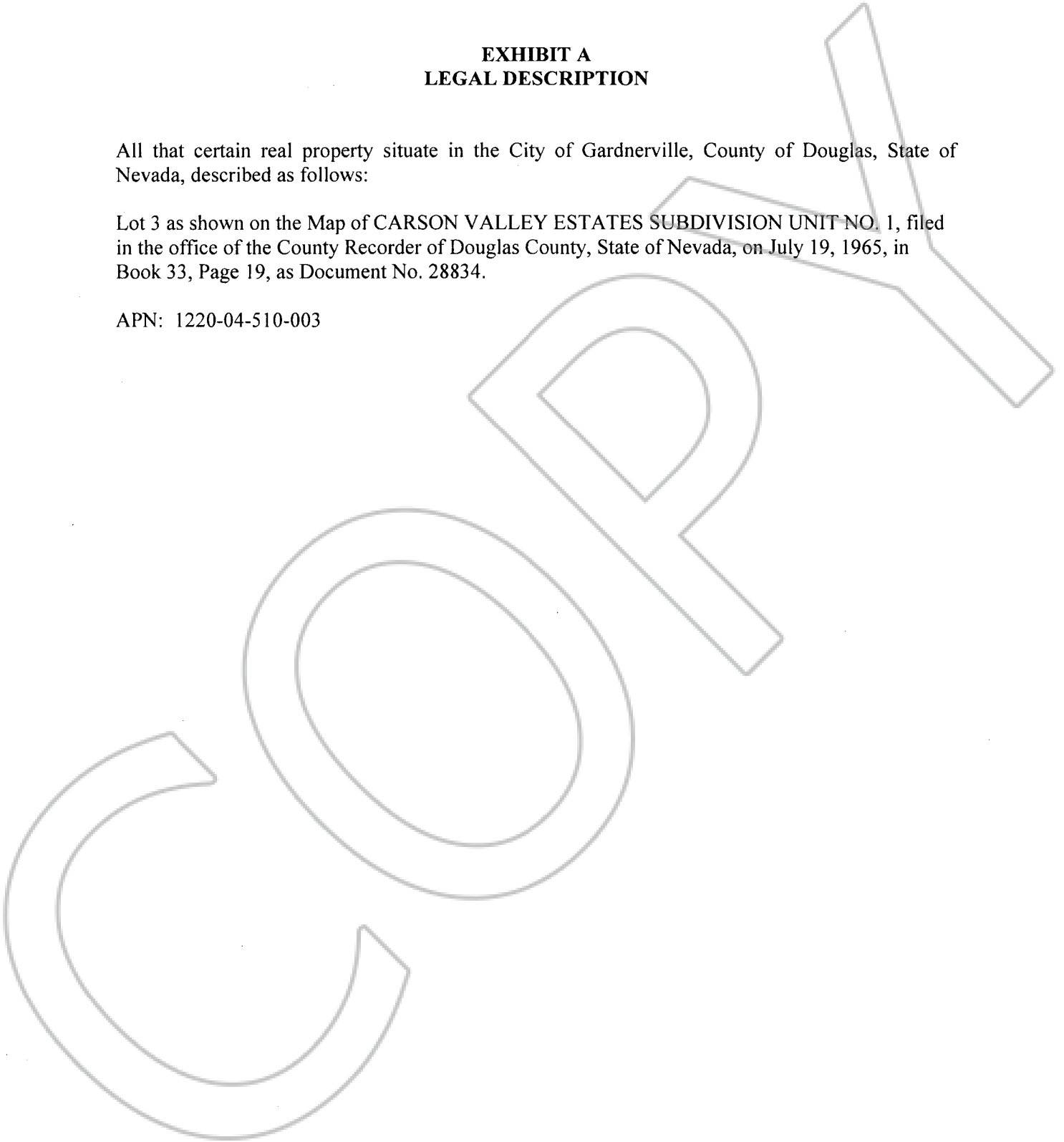
Escrow No. 1703103-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 3 as shown on the Map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 19, 1965, in Book 33, Page 19, as Document No. 28834.

APN: 1220-04-510-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-04-510-003
 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. a. Total Value/Sales Price of Property: \$ 200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 200,000.00
 d. Real Property Transfer Tax Due: \$ 780.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Shawn Reilly Capacity Grantor
 Signature Karen Leep Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shawn Reilly and Karen Leep
 Address: PO Box 514
 City: Tahoe City
 State: Ca Zip: 96045

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Andrew Croce
 Address: 1311 Toler Ave
 City: Gardnerville
 State/Zip: NV 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01703103-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED