

APN# : 1219-15-002-075

RPTT: \$2,730.00

Recording Requested By:

Western Title Company

Escrow No.: 089104-WLD

When Recorded Mail To:

Harold Victor Jesse and Sis Mukbil  
Jesse

2836 Victoria Place  
Palos Verdes Estates, CA 90274

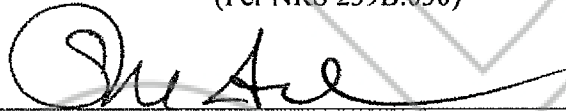
Mail Tax Statements to: (deeds only)

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



Wendy Dunbar

Escrow Officer

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**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,

Susan T. Villardi, Trustee of "The Susan T. Villardi 2002 Trust"

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

Harold Victor Jesse and Sis Mukbil Jesse, husband and wife as community property with right of survivorship

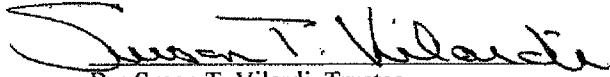
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 08/03/2017

The Susan T. Vilardi 2002 Trust



By: Susan T. Vilardi, Trustee

STATE OF Nevada

COUNTY OF Douglas


This instrument was acknowledged before me on

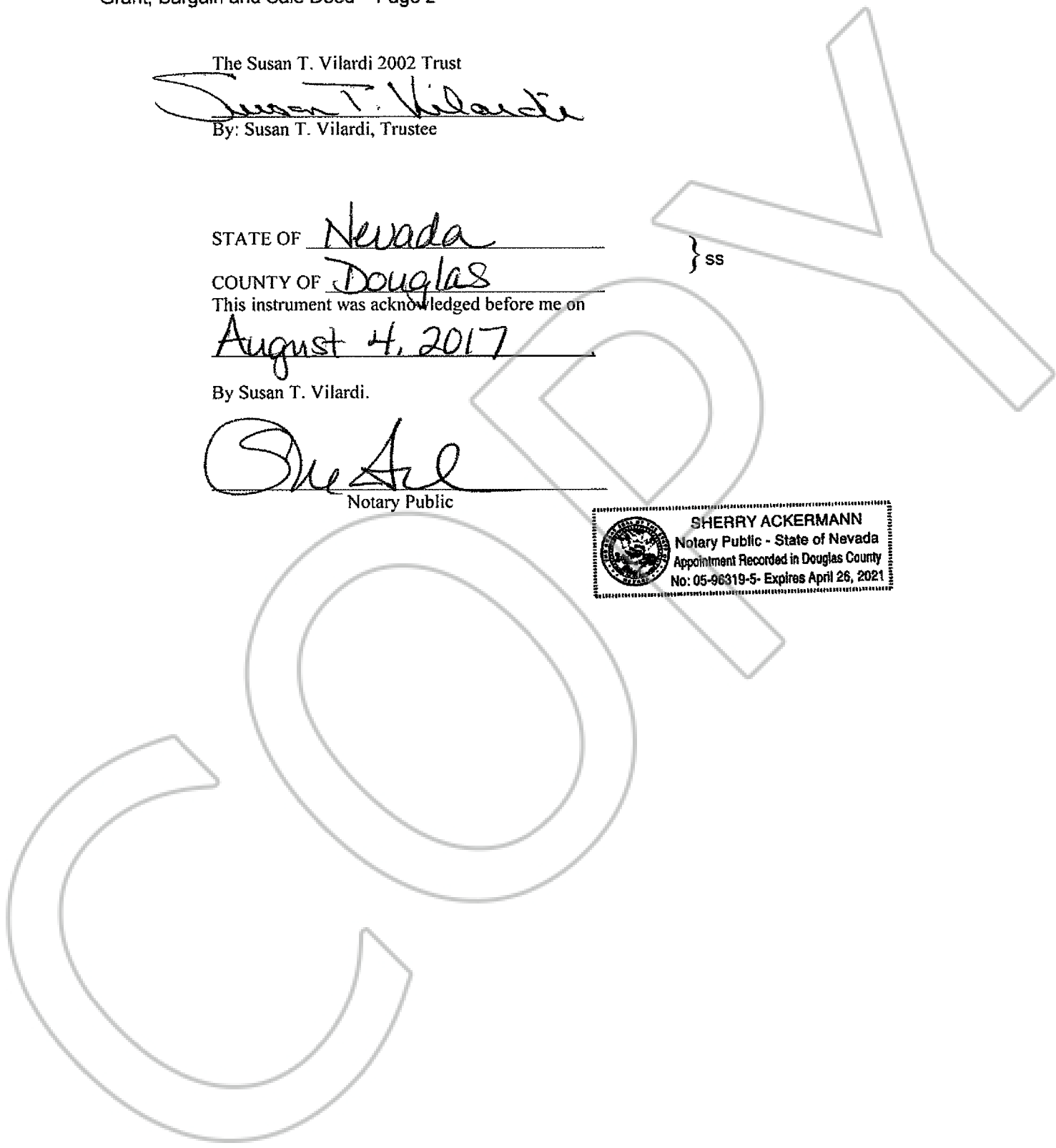
August 4, 2017

By Susan T. Vilardi.



Notary Public

 **SHERRY ACKERMANN**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 05-96319-5- Expires April 26, 2021



**EXHIBIT "A"**

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

**PARCEL ONE:**

Parcel 1 as shown on that certain Parcel Map for David V. and Diana Lynn Troutner, filed for record in the office of the Recorder of Douglas County, Nevada, on September 7, 2007, in Book 0907, Page 1474, as Instrument No. 708910, Official Records.

**PARCEL TWO:**

A private utilities easement as granted by document recorded May 1, 2007, in Book 0507, Page 331, as Instrument No. 700199 and relocated by document recorded August 6, 2007, in Book 0807, Page 1970, as Document No. 707064, Official Records, Douglas County, Nevada.

**PARCEL THREE:**

A private utilities easement as granted by document recorded May 1, 2007, in Book 0507, Page 424, as Instrument No. 700224 and relocated by document recorded August 6, 2007, in Book 0807, Page 1970, as Document No. 707064, Official Records, Douglas County, Nevada.

**Assessor's Parcel Number(s):**  
**1219-15-002-075**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1219-15-002-075

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:	\$700,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$700,000.00
Real Property Transfer Tax Due:	\$2,730.00

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 Susan T. Villardi Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Susan T. Villardi, Trustee of "The Susan T. Villardi 2002 Trust"  
 Address: 1539 Anthony Ct.  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Harold Victor Jesse and Sis Mukbil Jesse  
 Address: 2836 Victoria Place  
 City: Palos Verdes Estates  
 State: CA Zip: 90274

**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. #: 089104-WLD