

DOUGLAS COUNTY, NV **2017-903984**  
RPTT:\$1326.00 Rec:\$16.00  
\$1,342.00 Pgs=3 09/14/2017 08:10 AM  
RELIANT TITLE - RENO  
KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY:**

Reliant Title  
5485 Kietzke LN  
Reno, NV 89511  
Escrow No.: 202-1701035-LYS

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**

Nicholas Laviano  
114 Angora Court #A  
Stateline, NV 89449

R.P.T.T.: \$ 1,326.<sup>00</sup>

A.P.N.: 131823212014

**GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Dawn Kuwahara, an unmarried woman

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,  
Bargain, Sell and

Convey to Nicholas Laviano, a single man

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO: 1. Taxes for the fiscal year .  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of  
record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

September 7, 2017

DKuwahara

Dawn Kuwahara

STATE OF California

COUNTY OF Sonoma

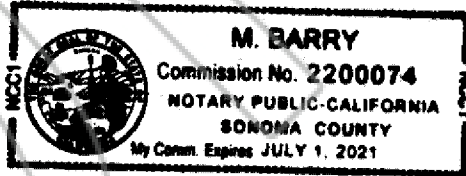
I, M Barry, a Notary Public for the County of Sonoma and State of California, do hereby certify that Dawn Kuwahara personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11<sup>th</sup> day of Sept, 2017.

M Barry  
Notary Public

My Commission Expires: 7-1-21

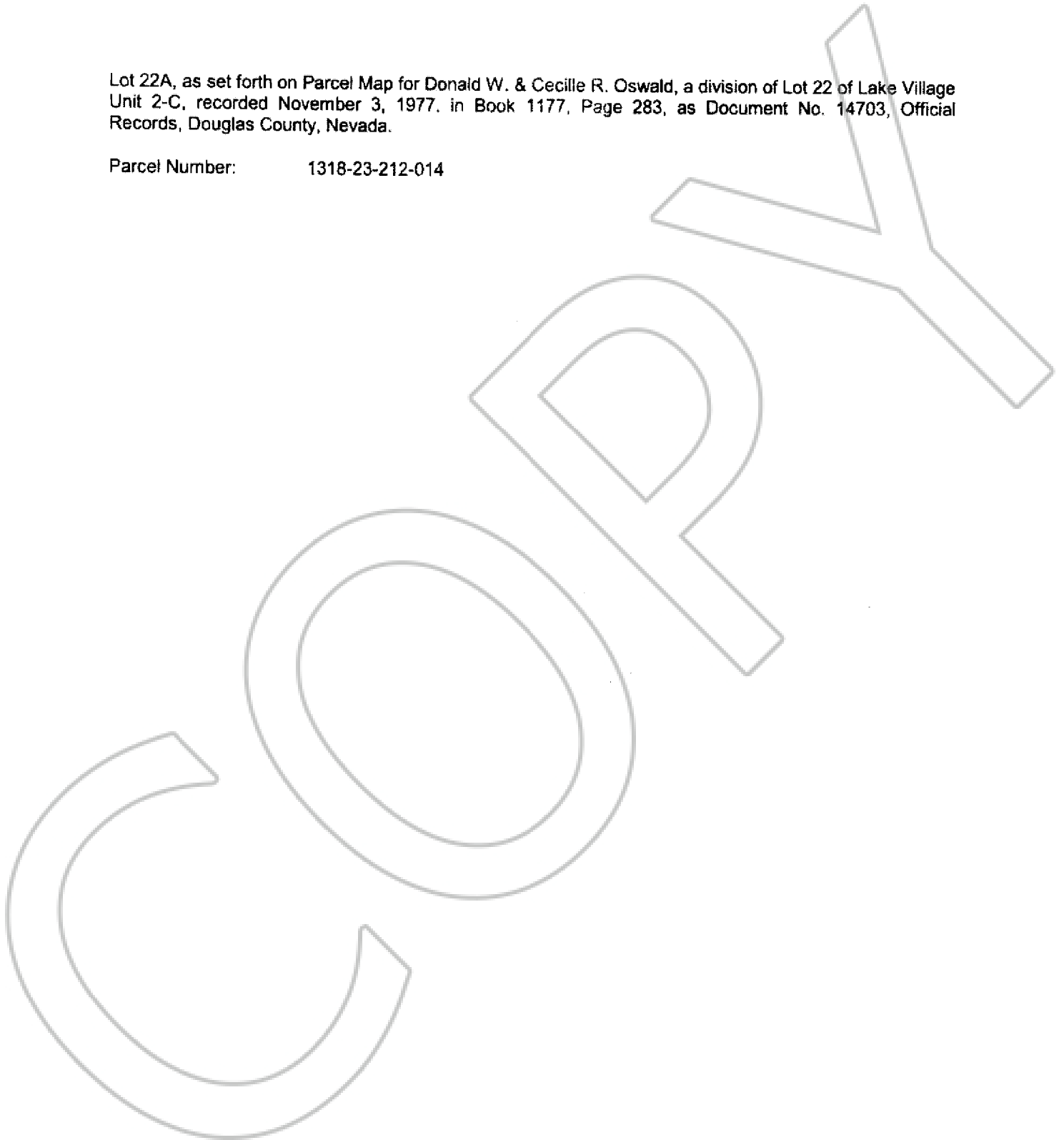
(SEAL)



**EXHIBIT A**

Lot 22A, as set forth on Parcel Map for Donald W. & Cecille R. Oswald, a division of Lot 22 of Lake Village Unit 2-C, recorded November 3, 1977, in Book 1177, Page 283, as Document No. 14703, Official Records, Douglas County, Nevada.

Parcel Number: 1318-23-212-014



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 131823212014  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$340,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$340,000.00  
 d. Real Property Transfer Tax Due: \$1,326.<sup>00</sup>

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: [Signature] Capacity: Buyer  
 Signature: \_\_\_\_\_ Capacity: Seller

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

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

Print Name: Dawn Kuwahara  
 Address: 243 Pina Ave  
 City: Sparks  
 State: CA Zip: 95476

Print Name: Nicholas Laviano  
 Address: 114 Angora Court #A  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Reliant Title Esc. #: 202-1701035  
 Address: 5485 Kietzke LN  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED