

DOUGLAS COUNTY, NV

**2017-904885**

RPTT:\$897.00 Rec:\$16.00

\$913.00 Pgs=3

09/28/2017 10:54 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-23-000-011

RPTT: \$897.00

Recording Requested By:

Western Title Company

Escrow No.: 091776-TEA

When Recorded Mail To:

Nicholas A. Fontecchio  
970 Sheridan Lane  
Gardnerville, NV 89460

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

  
\_\_\_\_\_  
Traci Adams

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,

Richard L. Clark, Trustee of The Richard L. Clark & Laura Lee Clark Family Trust dated February 26, 1993

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

Nicholas A. Fontecchio, a married man as his sole and separate property

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:

Parcel 1:

All that certain lot, piece or parcel of land situated and located in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel 1-A as set forth on that certain Parcel Map for S.M.S. ENTERPRISES, filed for record in the office of the County Recorder of Douglas County, Nevada, on January 10, 1978, in Book 178, Page 560, as Document No. 16584.

EXCEPTING THEREFROM the lands described in the Deed from RICHARD L. CLARK, et ux to WALTER H. NIEMEYER, et ux, recorded February 17, 1982, in Book 282, Page 905, as Document No. 64984, Official Records of Douglas County, Nevada.

Parcel 2:

TOGETHER WITH an easement for roadway purposes over and across all that certain property set forth as access easement, as set forth on that certain Parcel Map for S.M.S. ENTERPRISES, filed for record in the office of the County Recorder of Douglas County, Nevada, on January 10, 1978 as Document No. 16584.

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

Dated: 09/19/2017

Grant, Bargain and Sale Deed – Page 3

The Richard L. Clark & Laura Lee Clark Family Trust  
dated February 26, 1993

Richard L. Clark  
Richard L. Clark, Trustee

Laura L. Clark  
Laura Lee Clark, Trustee

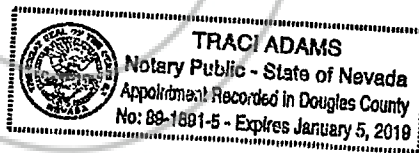
STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

9/27/17

By Richard L. Clark and Laura Lee Clark

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-23-000-011

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: \$230,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$230,000.00  
 Real Property Transfer Tax Due: \$897.00

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 Richard L. Clark Capacity SELLER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Richard L. Clark, Trustee of The Richard L. Clark & Laura Lee Clark Family Trust dated February 26, 1993  
**Address:** 656 Stones Throw Road  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Nicholas Fontecchio  
**Address:** 970 Sheridan Lane  
**City:** Gardnerville  
**State:** NV **Zip:** 89460

**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. #: 091776-TEA