

DOUGLAS COUNTY, NV  
RPTT:\$1548.30 Rec:\$35.00  
\$1,583.30 Pgs=3

**2017-905506**  
10/12/2017 12:59 PM

ETRCO  
KAREN ELLISON, RECORDER

APN#: 1319-19-714-012

RPTT: \$1,548.30

**Recording Requested By:**

Western Title Company

Escrow No.: 091547-WLD

When Recorded Mail To:

Louis A. Cordero Jr. and Dione R.

Cordero

4860 Shoolhouse Road

Catheys Valley, CA 95306

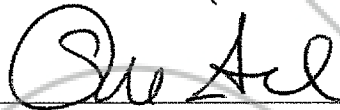
Mail Tax Statements to: (deeds only)

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,

AB Tahoe, LLC, a Hawaii limited liability company

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

Louis A. Cordero Jr. and Dione R. Cordero, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, 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 C, of Parcel Map recorded November 24, 1977, in Book 1177 of Official Records at Page 1312, Document No. 51232. Being a Parcel Map of Lot 446, as shown on the Amended Map of SUMMIT VILLAGE recorded in the Office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 42231, and on Second Amended Map recorded on January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada.

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

Dated: 10/04/2017

AB Tahoe, LLC  
By: The Alice W. Botticelli Trust  
dated August 20, 1992, Managing Member

Alice W. Botticelli  
By: Alice W. Botticelli, Trustee

STATE OF Nevada

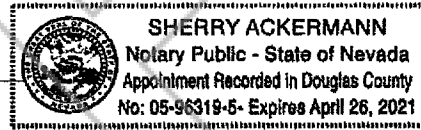
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

October 9, 2017

By Alice W. Botticelli.

Sherry Ackermann  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1319-19-714-012

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: \$397,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$397,000.00  
 Real Property Transfer Tax Due: \$1,548.30

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 Alice M. Bobielli Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: AB Tahoe, LLC, a Hawaii limited liability company  
 Address: 4389 Malia St. #337  
 City: Honolulu  
 State: HI Zip: 96821

Print Name: Louis A. Cordero Jr. and Dione R. Cordero  
 Address: 4860 Shoolhouse Road  
 City: Catheys Valley  
 State: CA Zip: 95306

**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. #: 091547-WLD