

DOUGLAS COUNTY, NV

2018-910269

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

02/12/2018 08:35 AM

SYNRGO, INC. BRE

KAREN ELLISON, RECORDER

E07

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1320-33-711-001

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Warranty Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

First American Title

RETURN TO: Name James Richard Sack

Address 1300 Petar Dr.

City/State/Zip Gardnerville NV. 89410

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name James and Rhonda Sack

Address 1300 Petar Dr.

City/State/Zip Gardnerville NV. 89410

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

269614

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: *[Signature]*

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846  
919 Winton Road, Suite 101, Rochester, New York 14618

Return to: James Richard Sack and Rhonda Lee Sack  
1300 Petar Drive, Gardenerville, NV 89410

Mail Tax Statement to: James Richard Sack and Rhonda Lee Sack  
1300 Petar Drive, Gardenerville, NV 89410

Tax No.: 1320-33-711-001

**WARRANTY DEED**

That I/we, JAMES RICHARD SACK and RHONDA LEE SACK, Trustees of the REVOCABLE LIVING TRUST OF JAMES RICHARD SACK AND RHONDA LEE SACK dated January 31, 2014, of record solely as REVOCABLE LIVING TRUST OF JAMES RICHARD SACK AND RHONDA LEE SACK, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to JAMES RICHARD SACK and RHONDA LEE SACK, Trustees of the REVOCABLE LIVING TRUST OF JAMES RICHARD SACK AND RHONDA LEE SACK dated January 31, 2014, in fee simple, (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Gardenerville, County of Douglas, State of Nevada, to-wit:

Lot 123, Block B, as set forth on Final Subdivision Map FSM-1006 of Chichester Estates Phase 1, filed for record in the Office of the County Recorder, State of Nevada, on September 12, 1995, in Book 995, at Page 1407, as Document No. 370215 and amended by Certification of Amendment recorded March 5, 1997 in book 397, page 654 as Document No. 407852, Official Records.

Being the same property conveyed to Revocable Living Trust of James Richard Sack and Rhonda Lee Sack, a married couple, by deed recorded January 23, 2014 as Document Number 0837210, in the Office of the County Recorder of Douglas County, State of Nevada.

Commonly known as: 1300 Petar Drive, Gardnerville, NV 89410

SUBJECT TO:           1.     Current taxes and other assessments:  
                          2.     Covenants, conditions, Reservations, Rights, Right of Way, and  
                                      Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantee, in fee simple, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other then the heirs and assigns of the Grantee herein shall take as tenants in common.

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(7)

WITNESS, Grantor's hand, this the 13<sup>th</sup> day of December, 2017.

JAMES RICHARD SACK, Trustee of the  
REVOCABLE LIVING TRUST OF JAMES  
RICHARD SACK AND RHONDA LEE SACK  
dated January 31, 2014

By, James Richard Sack (seal)  
JAMES RICHARD SACK, Trustee

RHONDA LEE SACK, Trustee of the  
REVOCABLE LIVING TRUST OF JAMES  
RICHARD SACK AND RHONDA LEE SACK  
dated January 31, 2014

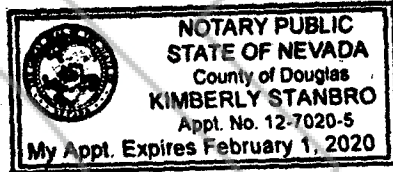
By, *Rhonda Lee Sack* (seal)  
RHONDA LEE SACK, Trustee

**ACKNOWLEDGEMENT**

STATE OF Nevada  
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JAMES RICHARD SACK, Trustee of the REVOCABLE LIVING TRUST OF JAMES RICHARD SACK AND RHONDA LEE SACK dated January 31, 2014, has acknowledged the same before me in the County and State aforesaid, on this 13<sup>th</sup> day of December, 2017.

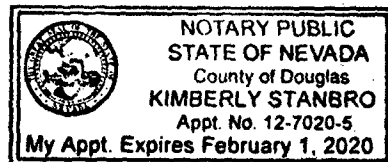
*Kimberly Stanbro*  
Notary Public  
My Commission Expires: 02-01-2020



STATE OF Nevada  
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RHONDA LEE SACK, Trustee of the REVOCABLE LIVING TRUST OF JAMES RICHARD SACK AND RHONDA LEE SACK dated January 31, 2014, has acknowledged the same before me in the County and State aforesaid, on this 13<sup>th</sup> day of December, 2017.

*Kimberly Stanbro*  
Notary Public  
My Commission Expires: 02-01-2020



State of Nevada  
Declaration of Value

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>SF Res - Per</u>
Book: _____	Page: <u>Assessor</u>
Date of Recording: _____	
Notes:	<u>Just OK</u>

1. Assessor Parcel Number(s)  
a) 1320-33-711-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$ 0  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ 0  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 07  
b. Explain Reason for Exemption: Transfer without consideration to or from trust

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 therein. Furthermore, 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 Justin Mann Capacity Escrow officer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: James Richard Sack; Rhonda Lee Sack \*  
Address: 1300 Peter Drive  
City: Gardnerville  
State: NV Zip 89410

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

Print Name: James Richard Sack; Rhonda Lee Sack \*  
Address: 1300 Peter Drive  
City: Gardnerville  
State: NV Zip 89410

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: SYNPRO Escrow # 2696014  
Address: 570 W. Lambert Rd.  
City: Brea State CA Zip 92821

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*Revocable Living Trust of James Richard Sack and Rhonda Lee Sack dated 1/31/2014