

DOUGLAS COUNTY, NV

2018-912581

RPTT:\$936.00 Rec:\$35.00

\$971.00 Pgs=3

04/06/2018 12:11 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-22-410-068

RPTT: \$936.00

Recording Requested By:

Western Title Company

Escrow No.: 094896-ARJ

When Recorded Mail To:

Domingo Filippis

Jill Filippis

855 Peace Pipe Loop

Reno, NV 89511

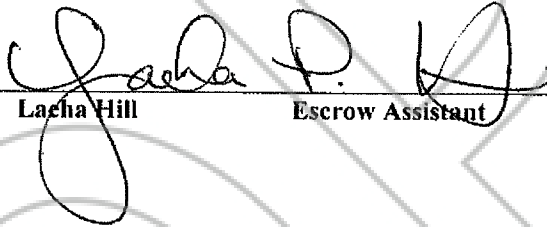
Mail Tax Statements to: (deeds only)

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 _____



Lacha Hill

Escrow Assistant

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,

Thomas R. Woodard, an unmarried man

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

Domingo Filippis and Jill Filippis, 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 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:


Lot 884 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, Document No. 72456, Official Records.

Deed Restriction:

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$288,000.00 (120% of short sale price) until 90 days from the date of this short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

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

Dated: 03/27/2018



Thomas R. Woodard


STATE OF Nevada

COUNTY OF Douglas

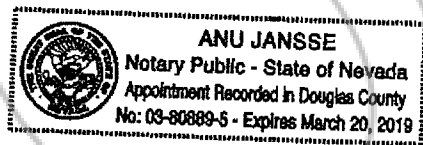
This instrument was acknowledged before me on

4/4/18

By Thomas R. Woodard.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-22-410-068

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: \$240,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$240,000.00
 Real Property Transfer Tax Due: \$936.00

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 [Signature] Capacity [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Thomas R. Woodard
 Address: PO Box 6027
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Domingo Filippis and Jill Filippis
 Address: 855 Peace Pipe
 City: Reno
 State: NV Zip: 89511

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. #: 094896-ARJ