

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$35.00
\$1,205.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-913615

04/30/2018 01:29 PM

WHEN RECORDED MAIL TO:
Gene Diorio
22303 Devonshire St.
Chatsworth, CA 91311

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1801650-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1022-05-000-012
R.P.T.T. \$1,170.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Harvey Samuel Ludington and Janet Ludington , husband and wife as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gene Diorio , an unmarried man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Harvey Samuel Ludington
Harvey Samuel Ludington

Janet Ludington
Janet Ludington

STATE OF NEVADA
COUNTY OF DOUGLAS

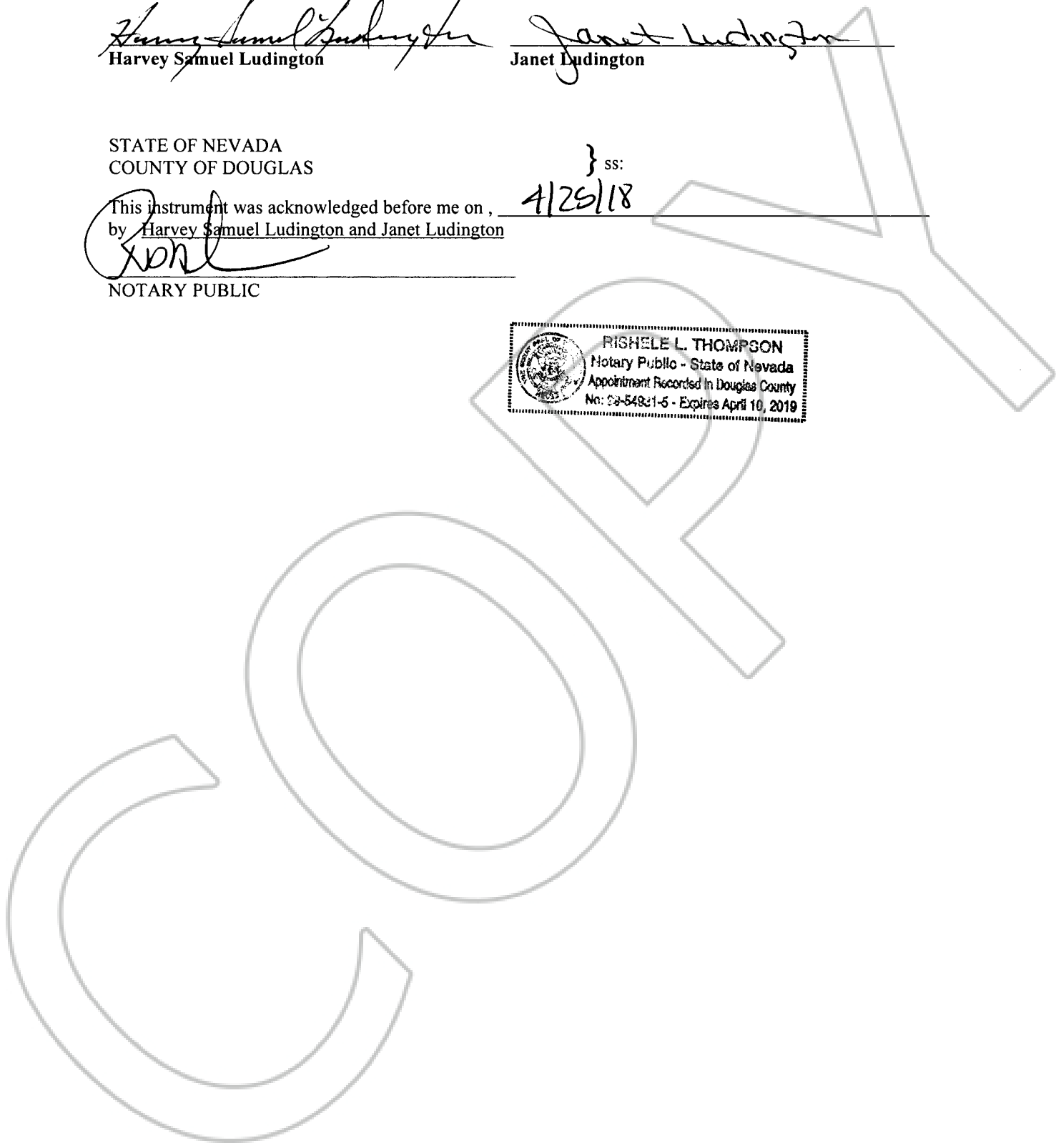
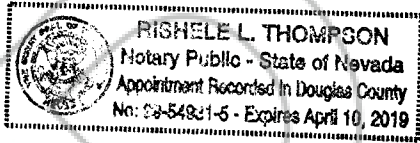
} ss:

4/25/18

This instrument was acknowledged before me on ,
by Harvey Samuel Ludington and Janet Ludington

RDL

NOTARY PUBLIC



Escrow No. 1801650-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 3 of Record of Survey in Support of a Boundary Line Adjustment for Kenneth C. and Myrna L. Garcia and Alice M. Clingan, according to the map thereof, filed in the office of the County Recorder of Douglas, County, State of Nevada on November 6, 1997 in Book 1197, Page 1038, as Document No. 425699, Official Records, being more particularly described as follows:

Lot 3, in Block R, as shown on the map entitled TOPAZ RANCH STATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

TOGETHER WITH all of that portion of said Lot 2 described as follows:

Commencing at the South corner common to Lots 2 and 3 as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the boundary line common to said Lots 2 and 3 North 49°31'28" East a distance of 175.00 feet; thence leaving said line South 13°53'07" East a distance of 48.75 feet, thence South 23°01'03" West a distance of 28.92 feet, thence South 60°07'06" West a distance of 114.98 feet to a point on the Southwesterly line of aforesaid Lot 2, thence along said line North 62°28'00" West of 38.14 feet to the TRUE POINT OF BEGINNING.

Book 0303, Page 4589, as Document No. 569671 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1022-05-000-012

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-05-000-012
 b. _____
 c. _____
 d. _____

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 300,000.00
 d. Real Property Transfer Tax Due: \$ 1,170.00

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 [Signature] Capacity [Signature]

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Harvey Samuel Ludington, ET AL
 Address: 1153 Slate Road
 City: Wellington
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Gene Diorio
 Address: 22303 Devonshire St.
 City: Chatsworth
 State: CA Zip: 91311

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01801650-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED