

DOUGLAS COUNTY, NV
RPTT:\$4680.00 Rec:\$35.00
\$4,715.00 Pgs=3

2018-914126
05/11/2018 03:35 PM

TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jerome E. Etchegoyhen
Susan K. Etchegoyhen

1141 Rocky Terrace
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Jerome E. Etchegoyhen
same as above

Escrow No. 1706422-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.: 1220-03-410-011
R.P.T.T. \$4,680.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Angelo Pecorilla Trust, Angelo Pecorilla Family LTD
Partnership No.1

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Jerome E. Etchegoyhen and Susan K. Etchegoyhen , husband and wife,
as joint tenants

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
anywise appertaining.

Angelo Pecorilla Trust, Angelo Pecorilla
Family LTD Partnership No.1

Angelo Pecorilla

Angelo Pecorilla, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

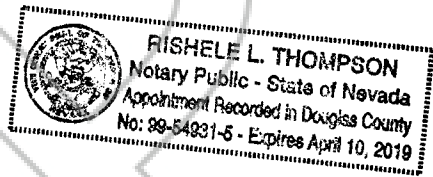
5/9/18

This instrument was acknowledged before me on ,

by Angelo Pecorilla

R. Thompson

NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., and of Parcel D, as shown on that certain map entitled CARSON VALLEY INDUSTRIAL PARK, recorded as Document No. 47572, on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

COMMENCING at the most easterly corner of said Parcel D, on the boundary of said Carson Valley Industrial Park; thence along the southerly boundary South 64°03'00" West, 305.77 feet to the true point of beginning; thence North 34°22'00" West, 374.65 feet to the southerly boundary of Industrial Way; thence along said boundary North 55°38'00" East, 11.79 feet to the beginning of a tangent curve to the left having a central angle of 3°37'06" and a radius of 130.00 feet; thence along said curve an arc distance of 8.21 feet; thence leaving said Industrial Way boundary, South 34°22'00" East, 377.87 feet to the easterly boundary of said Industrial Park; thence along said boundary South 64°03'00" West, 20.22 feet to the point of beginning.

PARCEL 2:

A portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., and of Parcel D as shown on that certain map entitled CARSON VALLEY INDUSTRIAL PARK, recorded as Document No. 47572 on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

COMMENCING at the most easterly corner of said Parcel D on the boundary of said Carson Valley Industrial Park; thence along the southerly boundary South 64°03' West 427.07 feet to the most southerly corner of parcel of land described in that certain agreement recorded January 4, 1972, in Book 95 of Official Records at Page 285, Douglas County, Nevada, Records, the true point of beginning of the herein described parcel; thence leaving said boundary North 34°22'00" West 356.89 feet to the southerly boundary of Industrial Way; thence along said boundary, North 55°38'00" East 120.00 feet to a point; thence leaving the boundary of said Industrial Way South 34°22'00" East a distance of 374.65 feet more or less to a point on the southerly boundary of said subdivision; thence South 64°03'00" West along said southerly boundary a distance of 121.30 feet to the point of beginning.

Note: Legal description previously contained in Document No. 2015- 866255, recorded July 14, 2015, Official Records of Douglas County, State of Nevada.

APN: 1220-03-410-011

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-03-410-011
 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: \$ 1,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,200,000.00
 d. Real Property Transfer Tax Due: \$ 4,680.00

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 *Angelo Pecorilla* Capacity *Seller*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Angelo Pecorilla Trust, Angelo Pecorilla Family LTD Partnership No.1
 Address: 936 Springfield Drive
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jerome E. Etchegoyhen + Susan K. Etchegoyhen
 Address: 1144 Boulder Terrace Dr.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01706422-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED