

APN# : 1220-24-101-010
RPTT: \$1,482.00

DOUGLAS COUNTY, NV
RPTT:\$1482.00 Rec:\$35.00
\$1,517.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-915979

06/22/2018 02:28 PM

Recording Requested By:
Western Title Company

Escrow No.: 095791-TEA
When Recorded Mail To:
Anthony Seghieri
Desiree Bennett
1824 Pinto Circle
Gardnerville, NV 89410

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 339B.030)

Signature _____

Traci Adams

Escrow Officer

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,

John C. Raper and Sydney Sue Raper, husband and wife as joint tenants with right of survivorship, and not as tenants in common

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

Anthony Seghieri, a single man and Desiree A. Bennett, a single woman 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:

A parcel of land being situated in the Northwest $\frac{1}{4}$ of Section 24, Township 12 North, Range 20 East, M.D.B. & M., and further being a portion of Lot 26, as shown on the Official Map of RUHENSTROTH RANCHOS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965, as Document No. 27706, described as follows:

Parcel 3, as set forth on that certain Parcel Map for Wayne R. Witte, et ux, and Dennis V. Rusler, et ux, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 30, 1977, in Book 977, Page 1842, as Document No. 13534 of Official Records.

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

Dated: 03/26/2018

John C Raper
John C. Raper

Sydney Sue Raper
Sydney Sue Raper

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
6/12/18

By John C. Raper and Sydney Sue Raper.

[Signature]
Notary Public

 TRACI ADAMS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 09-1831-5 - Expires January 5, 2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-101-010

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: \$380,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$380,000.00
 Real Property Transfer Tax Due: \$1,482.00

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: John C. Raper and Sydney Sue Raper
 Address: 1824 Pinto Circle
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Anthony Seghieri and Desiree Bennett
 Address: 1824 Pinto Circle
 City: Gardnerville
 State: NV Zip: 89460

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. #: 095791-TEA