

DOUGLAS COUNTY, NV **2018-916894**
RPTT:\$1753.05 Rec:\$35.00
\$1,788.05 Pgs=3 **07/18/2018 03:30 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Roy E. Nisja

1366 Chichester Drive

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Roy E. Nisja
1366 Chichester Drive

Gardnerville, NV 89410

Escrow No. 1803389-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.: 1420-33-610-029

R.P.T.T. \$1,753.05

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That David P. Menicucci and Noelle K. Menicucci, Husband and
Wife, as Joint Tenants with Right of Survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Roy E. Nisja, 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
anywise appertaining.

David P. Menicucci
David P. Menicucci

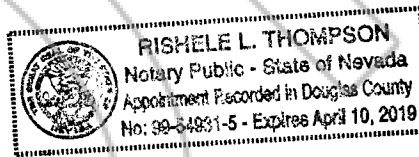
Noelle K. Menicucci
Noelle K. Menicucci

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , June 4, 2018
by David P. Menicucci and Noelle K. Menicucci

Ron
NOTARY PUBLIC



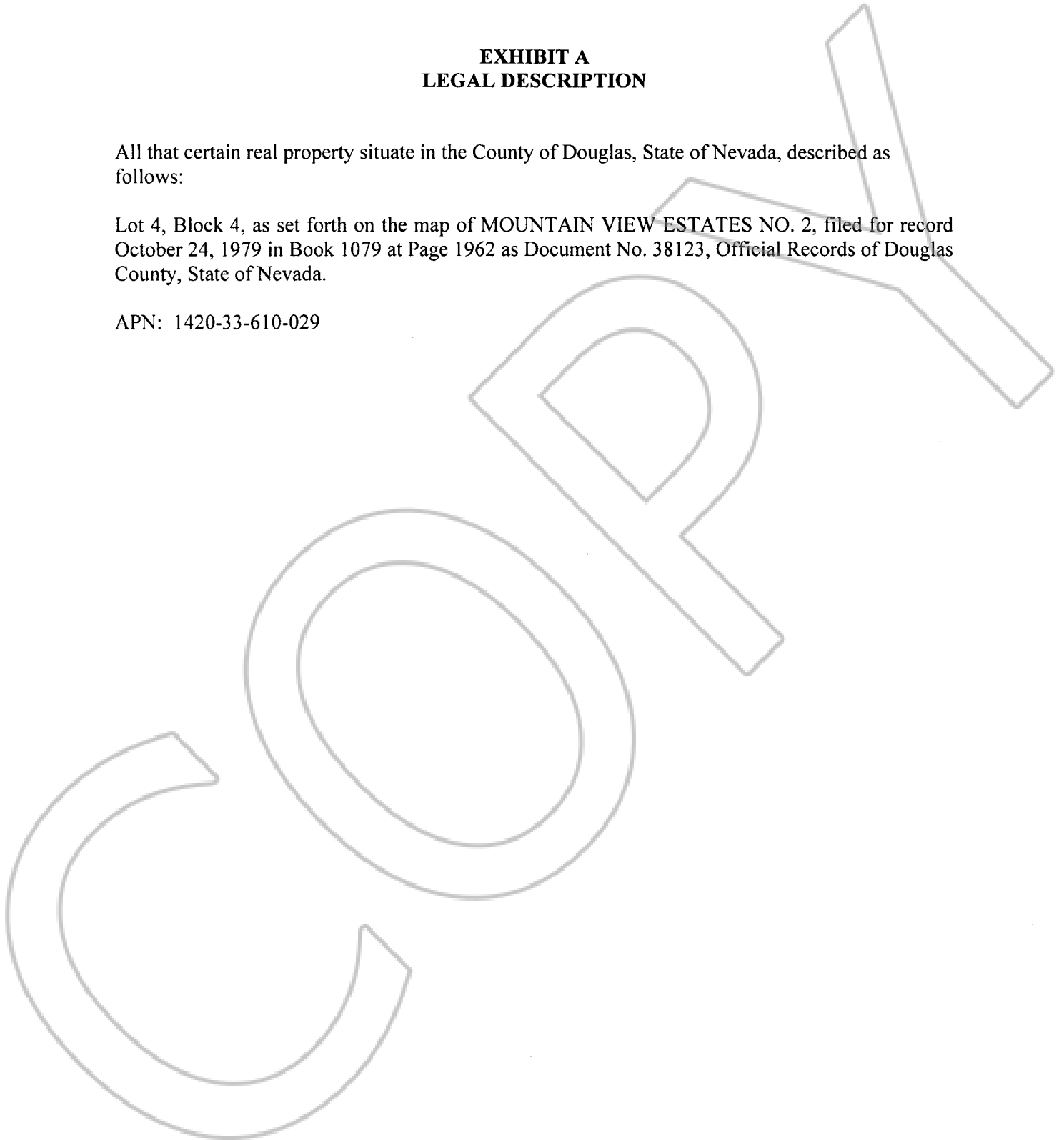
Escrow No. 1802362-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 4, Block 4, as set forth on the map of MOUNTAIN VIEW ESTATES NO. 2, filed for record October 24, 1979 in Book 1079 at Page 1962 as Document No. 38123, Official Records of Douglas County, State of Nevada.

APN: 1420-33-610-029



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-610-029
 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: \$ 449,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 449,500.00
 d. Real Property Transfer Tax Due: \$ 1,753.05

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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: David P. Menicucci & Noelle Menicucci
 Address: 202 Mountain View Dr.
 City: Gardnerville
 State: NV Zip: 78660

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Roy E. Nisja
 Address: 1366 Chichester Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01803389-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED