

DOUGLAS COUNTY, NV
RPTT:\$624.00 Rec:\$35.00
\$659.00 Pgs=4
ORANGE COAST TITLE COMPANY CA
KAREN ELLISON, RECORDER

2018-917159

07/24/2018 01:30 PM

RPTT \$ 624.00

When Recorded Return to:

SCOTT E. IBISTER
AILEEN A. MCIVER
7633 STELLARIA LANE
SAN RAMON, CA 94582

Mail Tax Statements to:
Grantee same as above

APN: 1419-27-610-013
Escrow No.: 1955211-92
Title No.: 1955211

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That

NORTHERN NEVADA VENTURE LLC, AS TO AN UNDIVIDED 50% INTEREST, AND JEFF PISCIOTTA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 50% INTEREST, JOINED BY HIS SPOUSE CHRISTINE L. PISCIOTTA, AS TENANTS IN COMMON

In consideration of \$160,000.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

SCOTT E. IBISTER AND AILEEN A. MCIVER, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP

all that real property situate in the City of GENOA, County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness my/our hand(s) this 20 day of July, 2018

NORTHERN NEVADA VENTURE LLC, a Nevada Limited Liability Company

Penny L Echan
By: Penny L. Echan
It's: Manager
Date:

Jeff Pisciotta
Jeff Pisciotta

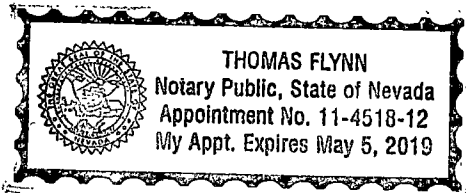
Christine L Pisciotta
Christine L. Pisciotta

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on July 18, 2018 ^{20 CP}

By Christine L Pisciotta & Jeff Pisciotta

Thomas Flynn
NOTARY PUBLIC



NEVADA INDIVIDUAL ACKNOWLEDGMENT
NRS 240.166

State of Nevada }
County of Douglas } ss.


This instrument was acknowledged before me
on 7/20/2018 by
Date

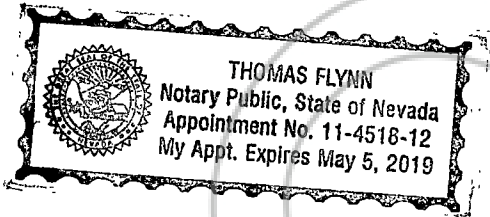
Penny L. Echan (.)
Name of Signer No. 1

(and

Jeff Pisciotta .)
Name of Signer No. 2 (if any)

Christina L. Pisciotta
Name of Signer No. 3


Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargin and Sales deed

Document Date: 7/20/2018 Number of Pages: 2

Signer(s) Other Than Named Above: _____

EXHIBIT A

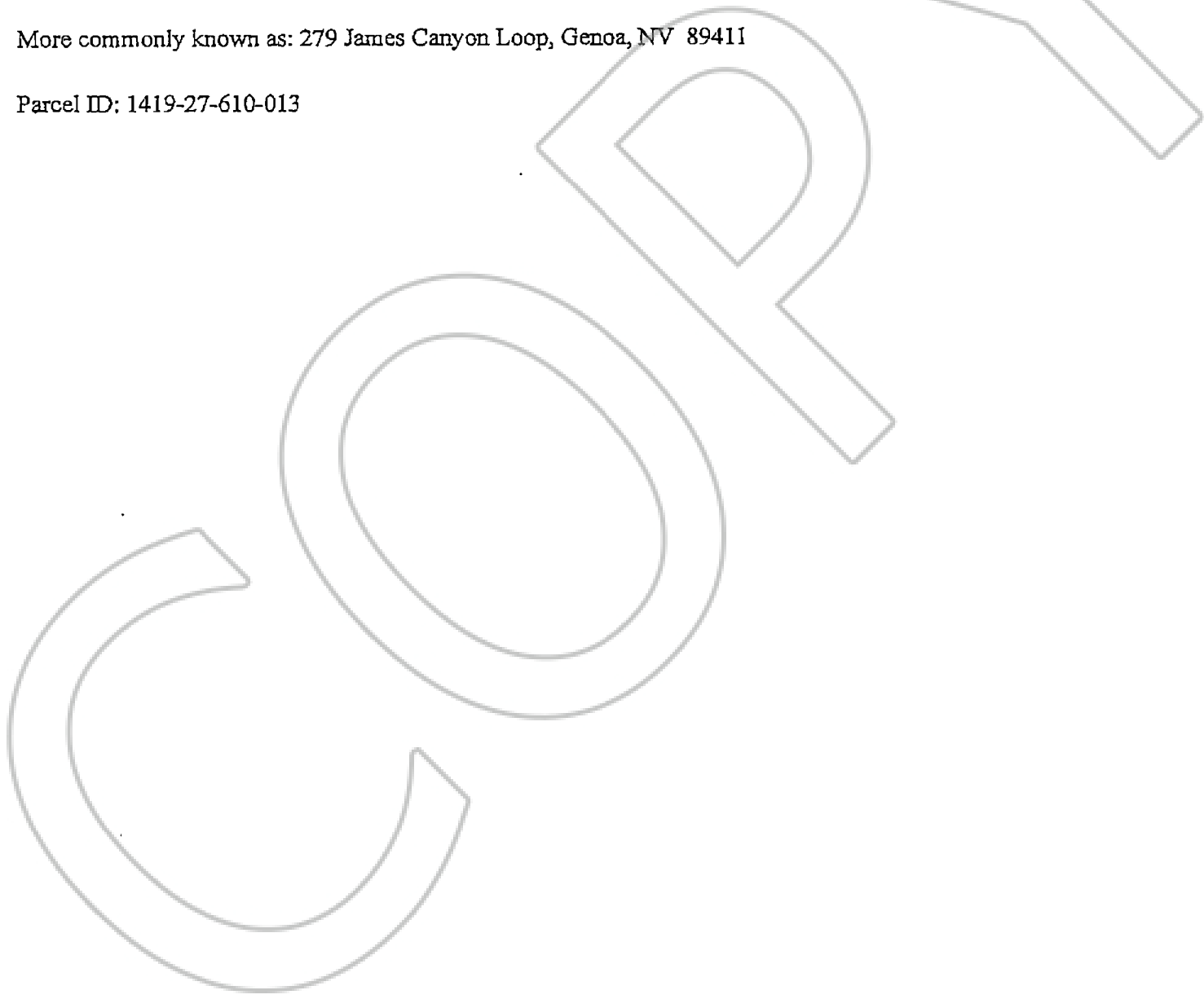
All that property situate in the County of Douglas and State of Nevada described as:

LOT 14 IN BLOCK A, AS SHOWN ON THE FINAL SUBDIVISION MAP AND PLANNED DEVELOPMENT PD 00-16 FOR MOUNTAIN MEADOW ESTATES PHASE 1, RECORDED ON MARCH 6, 2002, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, OFFICIAL RECORDS.

Being the same property conveyed to Kathy Lewis by deed dated 6/8/2018, recorded 6/8/2018 in Instrument #2018-915277 in the County of Douglas and State of Nevada.

More commonly known as: 279 James Canyon Loop, Genoa, NV 89411

Parcel ID: 1419-27-610-013



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1419-27-610-013
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \$160,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 160,000
 d. Real Property Transfer Tax Due \$ 674.00

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 Christine L. Pisciotta Capacity: Grantor
Christine L. Pisciotta

Signature Penny L. Echan Capacity: _____
by Northern Nevada Ventures LLC

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Northern Nevada Ventures LLC
 Address: PO Box 457
 City: Zephyr Cove
 State: NV Zip: 89445

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott E Ibister & Aileen A
 Address: 7633 Stellana Lane
 City: San Ramon
 State: CA Zip: 94582

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: ORANGE COAST LENDER SVC Escrow # 1955211
 Address: 1450 RIDGE VIEW DRIVE # 100
 City: RENO State: NV Zip: 89519