

DOUGLAS COUNTY, NV
RPTT:\$2008.50 Rec:\$35.00
\$2,043.50 Pgs=3
08/24/2018 01:48 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1318-15-310-003

RPTT: \$2,008.50

Recording Requested By:

Western Title Company
Escrow No.: 098810-WLD
When Recorded Mail To:
Yvette Porreca and Jeremy Cano
1395 Brookline Loop #9207
Pleasanton, CA 94566

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 _____

Wendy Dunbar

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 Henry Fassmann, a married man as his sole and separate property

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

Yvette Porreca, an unmarried woman and Jeremy Cano, a single man, as joint tenants

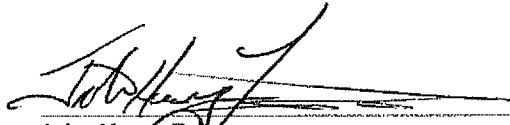
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Zephyr Cove, County of Douglas State of Nevada bounded and described as follows:

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

Lot 10, as shown on the map of ROUND HILL VILLAGE, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 21, 1965, as Document No. 27741.

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

Dated: 08/17/2018


John Henry Fassmann

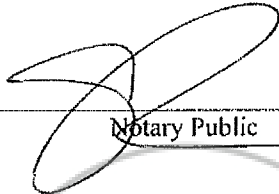
STATE OF Nevada

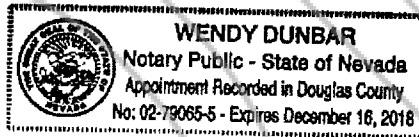
COUNTY OF Douglas

This instrument was acknowledged before me on

8.22.18

By John Henry Fassmann.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-15-310-003

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: \$515,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$515,000.00
Real Property Transfer Tax Due: \$2,008.50

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 _____ Capacity Escrow Agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John Henry Fassmann
Address: 751 Thistle Drive
City: Spring Creek
State: NV Zip: 89815

Print Name: Yvette Porreca and Jeremy Cano
Address: 1395 Brookline Loop #9207
City: Pleasanton
State: CA Zip: 94566

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. #: 098810-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)