

DOUGLAS COUNTY, NV
RPTT:\$1579.50 Rec:\$35.00
\$1,614.50 Pgs=7
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-918713

08/29/2018 01:40 PM

WHEN RECORDED MAIL TO:

Nicole L. Young
1297 Sorensen Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Nicole L. Young
1297 Sorensen Lane
Gardnerville, NV 89460

Escrow No. 1803825-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.: 1220-16-118-008
R.P.T.T. \$1,579.50

SPACE ABOVE FOR RECORDER'S USE ONLY

SIGNED IN COUNTERPART

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian Duvalis, as separate property and Richard Monetti, as separate property and Angelo Falcone, as separate property and Antionette Monetti Scott, who acquired title erroneously as Antionette Monetti Golde

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Nicole L. Young and Robert G. Seaton Jr., Wife and Husband 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.

Brian Duvalis
Brian Duvalis

STATE OF ~~NEVADA~~ *California*
COUNTY OF ~~DOUGLAS~~ *Orange*

} ss: 8-25-2018

This instrument was acknowledged before me on, _____
by Brian Duvalis

NOTARY PUBLIC



Brian Duvalis

Richard Monetti

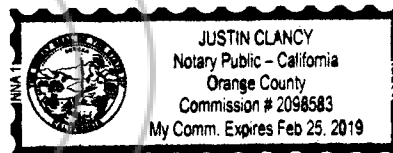
Angelo Faleone

Antionette Monetti Golde

STATE OF ^{CA}NEVADA }
COUNTY OF DOUGLAS ^{orange} } ss:

This instrument was acknowledged before me on, August 28, 2018
by Brian Duvalis and Richard Monetti and Angelo Faleone and Antionette Monetti Golde

NOTARY PUBLIC



Brian Duvalis

Richard Monetti

Angelo Falcone

Angelo Falcone

Antionette Monetti Golde

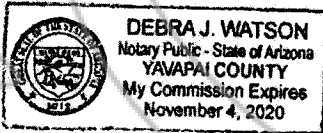
^{DW}
STATE OF ~~NEVADA~~ Arizona
COUNTY OF ~~DOUGLAS~~ Yavapai

} ss

This instrument was acknowledged before me on , 8-28-2018
by ~~Brian Duvalis and Richard Monetti and Angelo Falcone and Antionette Monetti Golde~~

Debra J. Watson

NOTARY PUBLIC



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

Brian Duvalis

Richard Monetti

Angelo Falcone

Antionette Monetti Golde SCOTT
AMS,

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____
by Brian Duvalis and Richard Monetti and Angelo Falcone and Antionette Monetti Golde

NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

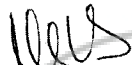
State of California
County of ALAMEDA)

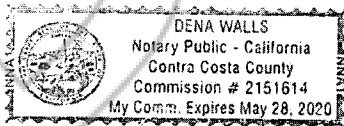
On 8/28/18 before me, DENA WALLS, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ANTIONETTE MONETTI ^{or} GOLDE SCOTT
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
DENA WALLS



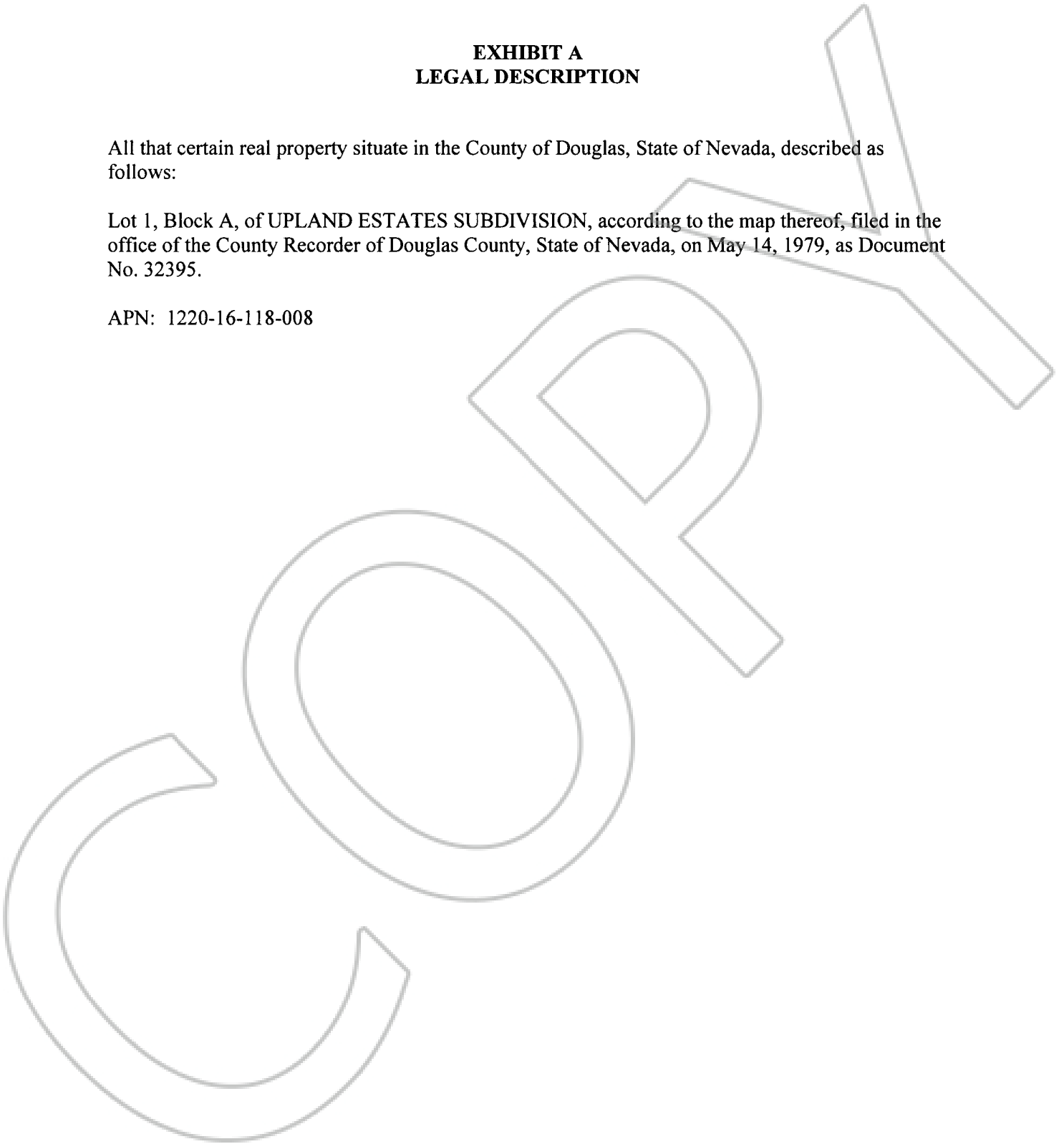
Escrow No. 1803825-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 1, Block A, of UPLAND ESTATES SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 14, 1979, as Document No. 32395.

APN: 1220-16-118-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-16-118-008
 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: \$ 405,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 405,000.00
 d. Real Property Transfer Tax Due: \$ 1,579.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Brian Duvalis et al
 Address: 21141 Prairie View lane
 City: Trabuco Canyon
 State: CA Zip: 92679

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nicole L. Young & Richard G. Sexton Jr.
 Address: 1297 Sorensen Lane
 City: WILTON
 State: CA Zip: 95693

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01803825-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED