

DOUGLAS COUNTY, NV
RPTT:\$2895.75 Rec:\$35.00
\$2,930.75 Pgs=4
TICOR TITLE - RENO (LAKESIDE)
KAREN ELLISON, RECORDER

2018-919295

09/06/2018 01:26 PM

WHEN RECORDED MAIL TO:
Marc and Michelle Collopy Trust
1632 St. Norbert Drive
Danville, CA 94526

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1804246-JN

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.: 1318-15-110-019
R.P.T.T. \$ 2,895.75

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Isrella M. Schear and Paul L. Schear wife and husband as joint tenants

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to**

**Marc Collopy and Michelle Collopy, Trustees of the Marc and Michelle Collopy Trust Dated
12/18/2013**

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.**

Signature and notary acknowledgement on page two.

Paul L. Schear
Paul L. Schear

Isrella M. Schear
Isrella M. Schear

STATE OF FLORIDA
COUNTY OF Miami Dade

This instrument was acknowledged before me on, September 4 2018 } ss:
by Isrella M. Schear and Paul L. Schear

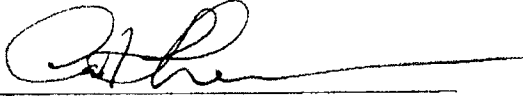
Paul L. Schear
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01804246.

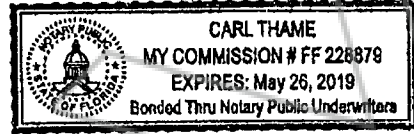
STATE OF *Florida*
COUNTY OF *Dade*

} ss:

This instrument was acknowledged before me on September 4, 2018 , by Paul L. Shear and Isrella M. Shear.



NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain name of document dated date of document under escrow No. 01804246.

COPY

Escrow No. 1804246-JN

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Unit No. 19 as shown on the official plat of PINEWILD, A CONDOMINIUM, filed in the office of the County Recorder of Douglas County, State of Nevada on June 26, 1973 as Document No. 67150.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1978 in Book 374 of Official Records at Page 193. Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

APN: 1318-15-110-019

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-15-110-019
- 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. Total Value/Sales Price of Property:

\$742,500.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$742,500.00
 Real Property Transfer Tax Due: **\$2,895.75**

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 Marc Collopy Capacity Buyer
 Signature Michelle Collopy Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Isrella M. Schear et al.</u>	Print Name: <u>Marc and Michelle Collopy Trust</u>
Address: <u>21150 NE 38th Ave #1606</u> <u>Aventura, FL 33180</u>	Address: <u>1632 St. Norbert Dr</u> <u>Danville CA 94526</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1804246-JN
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509