

DOUGLAS COUNTY, NV

2018-920179

RPTT:\$526.50 Rec:\$35.00

\$561.50 Pgs=3

09/28/2018 08:39 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

APN: 1318-23-410-052

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
JOHN J. GUIDOTTI
4910 CEDAR DRIVE
CAMINO, CA 95709**

ESCROW NO: 11000439-JML

RPTT \$526.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **The David G. and Jean M. Hurford Family Trust created on December 31, 1998**

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

John J. Guidotti and Jill M. Guidotti husband and Wife as joint tenants with right of survivorship

all that real property situated in the unincorporated area of Stateline, County of Douglas, State of Nevada, described as follows:

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

The David G. and Jean M. Hurford Family Trust
created on December 31, 1998

David G. Hurford
Trustee
David G. Hurford Trustee

Jean M. Hurford
Trustee
Jean M. Hurford, Trustee

STATE OF NEVADA
COUNTY OF *Douglas*

} ss:

This instrument was acknowledged before me on 9-5-18

by *David G. Hurford + Jean M. Hurford*

J. Lane
Notary Public (seal)

J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 98-1380-5

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 70, as shown on the map of Ponderosa Park Subdivision, filed in the office of the County
Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249.

APN: 1318-23-410-052



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-410-052
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$135,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$135,000.00

Real Property Transfer Tax Due: \$ 526.50

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 *John J. Guidotti* Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: The David G. and Jean M. Hurford
Family Trust created on December 31, 1998

Address: PO Box 1815
Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: John J. Guidotti

Address: 4910 Cedar Drive
Camino, CA 95709

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

Print Name: Signature Title Company LLC Escrow #: 11000439-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED