

DOUGLAS COUNTY, NV

2018-923800

RPTT:\$657.15 Rec:\$35.00

\$692.15 Pgs=3

12/20/2018 03:53 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-16-001-092

RPTT: \$657.15

Recording Requested By:

Western Title Company

Escrow No.: 100184-ASK

When Recorded Mail To:

James Lepisto and Josephine Schmidt

1481 Walker View Road

Wellington, NV 89444

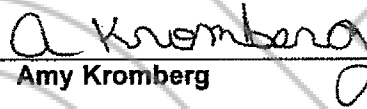
Mail Tax Statements to: (deeds only)

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 239B.030)

Signature



Amy Kromberg

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,

Steven J. Figueroa and Karen L. Figueroa, Trustees of the Steven J. Figueroa and Karen L. Figueroa Revocable Living Trust dated April 8, 2013 and Nathan Figueroa, a single man

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

James Lepisto and Josephine Schmidt, husband and wife, as joint tenants with right of survivorship

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

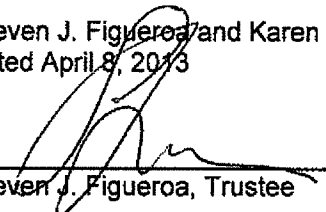
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 1 in Block G of TOPAZ RANCH ESTATES UNIT NO.4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 16, 1970 in Book 1 of Maps, Page 224 as Document No.50212.


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

Dated: 12/17/2018

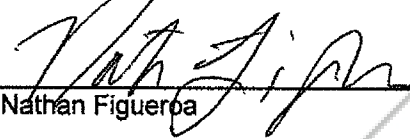
Steven J. Figueroa and Karen L. Figueroa Revocable Living Trust
dated April 8, 2013



Steven J. Figueroa, Trustee



Karen L. Figueroa, Trustee



Nathan Figueroa

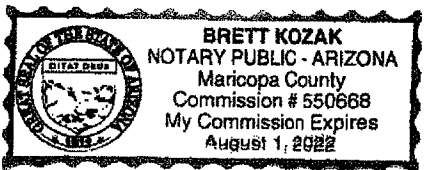
STATE OF Arizona }
COUNTY OF Maricopa }ss

This instrument was acknowledged before me on
December 17th, 2018

By Steven J. Figueroa and Karen L. Figueroa and
Nathan Figueroa.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-16-001-092

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: \$168,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$168,500.00
 Real Property Transfer Tax Due: \$657.15

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 Karen Figuera Capacity Grantor
 Signature James Lepisto Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Steven J. Figueroa and Karen L. Figueroa
 Revocable Living Trust dated April 8, 2013 and Nathan Figueroa
 Address: 7620 North 175th Ave
 City: Waddell
 State: AZ Zip: 85355

Print Name: James Lepisto and Josephine Schmidt
 Address: 1481 Walker View Road
 City: Wellington
 State: NV Zip: 89444

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: South Kietzke Branch
 5470 Kietzke Ln., Ste. 230
 City/State/Zip: Reno, NV 89511

Esc. #: 100184-ASK