

DOUGLAS COUNTY, NV
RPTT:\$900.90 Rec:\$35.00
\$935.90 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2019-926173

02/28/2019 08:55 AM

APN# : 1220-16-210-008
RPTT: \$ 900.90

Recording Requested By:
Western Title Company

Escrow No.: 101396-CRF
When Recorded Mail To:
The Bruce and Stephanie
Sanguinetti Family Living Trust,
dated March 15, 2018
PO Box 284
Genoa, NV 89441

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



SAVANNAH RODRIGUEZ

ESCROW ASSISTANT

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,

Elaine A. Torrez, a widow

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

The Bruce and Stephanie Sanguinetti Family Living Trust, dated March 15, 2018

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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 2 in Block G of AMENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

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

Dated: 02/15/2019

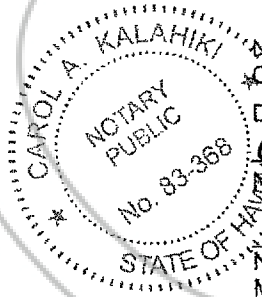
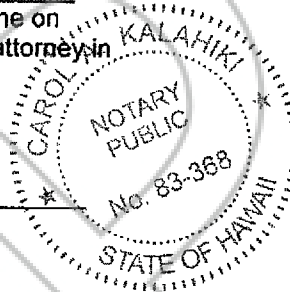
Elaine A. Torrez by Christina I.P. Milne
Elaine A. Torrez by Christina I.P. Milne, as attorney in fact

STATE OF Hawaii
Oahu } ss
COUNTY OF Honolulu

This instrument was acknowledged before me on
February 15, 2019 by Christina I.P. Milne attorney in
facto for Elaine A. Torrez.

Carol Kalahiki

Notary Public



Notary Public Certification
Carol A. Kalahiki First Judicial Circuit

Doc. Description: Grant Bargain
and Sale Deed

No. of pages: 2 Date of Doc.: 2/15/19

Carol Kalahiki 2/15/19

Notary Signature Date
My commission expires: 10/10/2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-16-210-008

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: \$231,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$231,000.00
 Real Property Transfer Tax Due: \$900.90

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 [Signature] Capacity ESCROW
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
 (REQUIRED)**

Print Name: Elaine A. Torrez
 Address: 1351 Humuula St.
 City: Kailua
 State: HI Zip: 96734

**BUYER (GRANTEE) INFORMATION
 (REQUIRED)**

Print Name: The Bruce and Stephanie Sanguinetti Family Living Trust, dated March 15, 2018
 Address: PO Box 284
 City: Genoa
 State: NV Zip: 89441

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. #: 101396-CRF

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