

DOUGLAS COUNTY, NV  
RPTT:\$1092.00 Rec:\$35.00  
\$1,127.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2019-928077**

**04/22/2019 10:35 AM**

WHEN RECORDED MAIL TO:  
Jeff Lucinian  
636 Mustang Lane  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Jeff Lucinian  
Same as above

Escrow No. 1901869-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.: 1220-24-810-003  
R.P.T.T. \$1.092.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Valerie A. Frega and James P. Frega, Wife and Husband, as Joint Tenants with Right of Survivorship

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

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.

Valerie A. Frega  
Valerie A. Frega

James P. Frega  
James P. Frega

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:  
4/19/19

This instrument was acknowledged before me on,  
by Valerie A. Frega and James P. Frega

\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. 1901869-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

All that portion of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.& M., more particularly described as follows:

COMMENCING at the monument set at the centerline intersection of Palomino Lane and Mustang Lane, as said monument and Lanes are shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record April 14, 1965, in the office of the County Recorder of Douglas County, State of Nevada, as Document No. 27706; thence South along the Southerly extension of Mustang Lane (a 50 foot road), a distance of 355.00 feet to a point in the centerline of said Lane, (the True Point of Commencement, center line of said Mustang Lane) continuing South, a distance of 160.00 feet; thence leaving said centerline, West, a distance of 25.00 feet to the West line of said Mustang Lane; thence continuing West, a distance of 305.01 feet; thence North 160.00 feet; thence West, a distance of 330.81 feet of the POINT OF BEGINNING.

EXCEPTING THEREFROM a 25 foot road and utility easement over the Easterly portion of said above description.

TOGETHER WITH a non-exclusive right-of-way for road and utility purposes 50 feet in width lying 25 feet on either side of the centerlines, more particularly set forth in the Parcel No. 3 of the legal description in the Deed executed by LEMUEL W. THOMPSON, recorded May 26, 1977, in Book 577, Page 1457, Document No. 09551, Official Records

APN: 1220-24-810-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-24-810-003  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:      \$ 280,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 280,000.00  
 d. Real Property Transfer Tax Due:      \$ 1,092.00

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: Valerie A. Frega + James P. Frega  
 Address: 1139 Wisteria Dr.  
 City: Nunden  
 State/Zip: NV 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeff Lucinian  
 Address: 636 Mustang Lane  
 City: Gardnerville  
 State/Zip: NV 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow No.: 01901869-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED