

APN# : 1318-24-301-009

DOUGLAS COUNTY, NV
RPTT:\$1833.00 Rec:\$35.00
\$1,868.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-928272

04/25/2019 03:45 PM

Recording Requested By:
Western Title Company, LLC
Escrow No.: 103322-RTO

When Recorded Mail To:
Janel Gallucci and Kevin
Freemyer
3255 Crane Way
Oakland, CA 94602

Mail Tax Statements to: (deeds only)
Same as above

(space above for Recorder's use only)

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 

Jared Wiss **Title Officer**

Grant, Bargain, Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECORDING REQUESTED BY

National Closing Solutions
1436 Industrial Way, #6
Gardnerville, NV 89410

**WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN
BELOW, MAIL TAX STATEMENTS TO:**

Janel Gallucci and Kevin Freemyer
3255 Crane Way
Oakland, CA 94602

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

_____ (State specific law)

Signature (Print name under signature)

Title

Order Number: P-321246

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patrick K. Willis, as Trustee of the Patrick K. Willis Family Trust utd 03/28/00**

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Janel Gallucci, a single woman, and Kevin Freemyer, a single man, as joint tenants**

All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

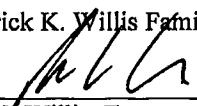
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Address: 454 Kingsbury Grade, Stateline, NV 89449

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

Witness my hand this 23rd day of April 2019.

The Patrick K. Willis Family Trust utd 03/28/00



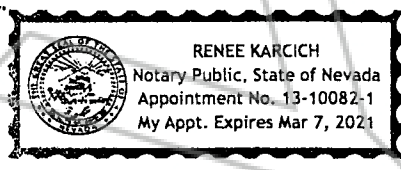
Patrick K. Willis, Trustee

Dated: 23rd day of April, 2019

State of Nevada)
County of Clark)
On April 23, 2019, before me, Renee Karcich,
Notary Public, Patrick K. Willis

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.
Renee Karcich
Notary Public in and for said County and State



(Space above for official notarial area.)

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 1318-24-301-009

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

All that portion of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24; thence South 85°29'13" East 279.10 feet to the True Point of Beginning; thence North 49°21'22" West 82.35 feet; thence North 20°21'24" West 15.34 feet; North 01°10'16" East 16.24 feet; thence North 22°24'05" East 10.78 feet; thence North 48°51'43" East 102.32 feet; thence North 64°22'45" East 12.67 feet; thence South 84°59'14" East 33.38 feet; thence South 66°21'21" East 17.29 feet; thence South 24°20'17" East 8.62 feet; thence South 11°41'59" East 8.94 feet to a point on the Westerly line of Kingsbury Grade; thence along said Westerly line South 29°30'38" West 161.51 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 13, 2009, in Book 0809, Page 3068 as Document No. 748864 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1318-24-301-009

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 NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$470,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$470,000.00
 Real Property Transfer Tax Due: \$1,833.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 Title Officer
 Signature _____ Capacity _____

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

Print Name: Patrick K Willis, trustee of the Patrick K. Willis Family Trust utd 3/28/00
 Address: PO Box 10093
Zephyr Cove
 State: NV Zip: 89448

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

Print Name: Janel Gallucci and Kevin Freemyer
 Address: 3255 Crane Way
Oakland
 State: CA Zip: 94602

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Kietzke Office
5390 Kietzke Ln Suite 101
 City/State/Zip: Reno, NV 89511

Esc. #: 103322-RTO

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