

DOUGLAS COUNTY, NV  
RPTT:\$721.50 Rec:\$35.00  
\$756.50 Pgs=3  
08/20/2019 11:12 AM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-32-713-003  
RPTT: \$721.50

Recording Requested By:  
Western Title Company  
Escrow No.: 106313-TEA

When Recorded Mail To:  
Joseph A. Pecorilla  
997 Heavenly View CT  
Gardnerville, NV 89460

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

  
\_\_\_\_\_  
Traci Adams

\_\_\_\_\_  
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,

Richard F. Kudrna Jr., an unmarried man

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

Joseph Angelo Pecorilla as Trustee of the Joseph A. Pecorilla 2011 Revocable Living Trust dated May 23, 2011


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:

Unit 3 in Block A, as set forth on the map of COTTONWOOD VILLAGE SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1985, in Book 1185, page 1398, as Document No. 126806, and Amended Plat of COTTONWOOD VILLAGE SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1994, in Book 594, Page 0005, as Document No. 336504.

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

Dated: 07/17/2019

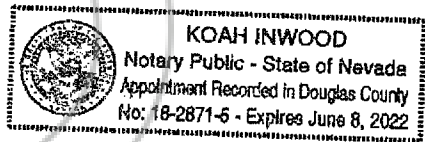
  
\_\_\_\_\_  
Richard F. Kudrna Jr.

STATE OF Nevada }  
COUNTY OF Douglas } ss

This instrument was acknowledged before me on  
August 7, 2019

By Richard F. Kudrna Jr.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-32-713-003

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$185,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$185,000.00  
 Real Property Transfer Tax Due: \$721.50

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

5. Partial Interest: Percentage being transferred: 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 [Handwritten Signature] Capacity Escrow Assistant  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Richard F. Kudrna Jr.  
 Address: 16020 Tourmaline Dr.  
 City: Reno  
 State: NV Zip: 89511

Print Name: Joseph Angelo Pecorilla as Trustee of the Joseph A. Pecorilla 2011 Revocable Living Trust dated May 23, 2011  
 Address: 997 Heavenly View Ct  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company Esc. #: 106313-TEA  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410