

DOUGLAS COUNTY, NV  
RPTT:\$1345.50 Rec:\$35.00  
\$1,380.50 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2019-934145**

**08/22/2019 03:34 PM**

APN#: 1320-33-715-001  
RPTT: \$1,345.50

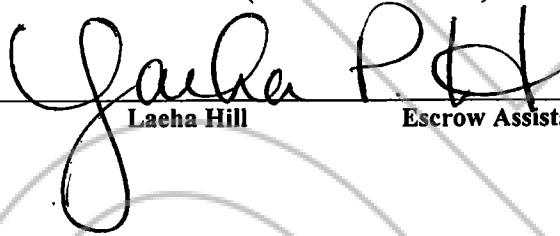
Recording Requested By:  
Western Title Company  
Escrow No.: 106768-ARJ

When Recorded Mail To:  
Michael Frances Iabichella  
1330 Granborough Drive  
Gardnerville, NV 89410

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



Laeha Hill

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,

Nancy Przesmicki, formerly Nancy West, Successor Trustee of The Virginia Paul Family Trust Dated April 26, 2004

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

Michael Frances Iabichella, an unmarried man

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:

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

Dated: 08/02/2019

The Virginia Paul Family Trust Dated April 26, 2004

↓ Nancy Przesmicki  
By Nancy Przesmicki, Successor Trustee

STATE OF CA

} ss

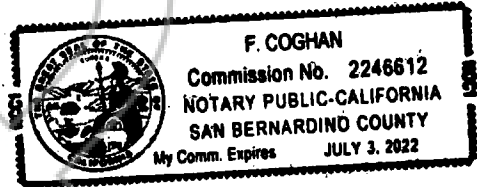
COUNTY OF SAN BERNARDINO

This instrument was acknowledged before me on

Aug. 16, 2019

By Nancy Przesmicki.

F. Coghlan  
Notary Public

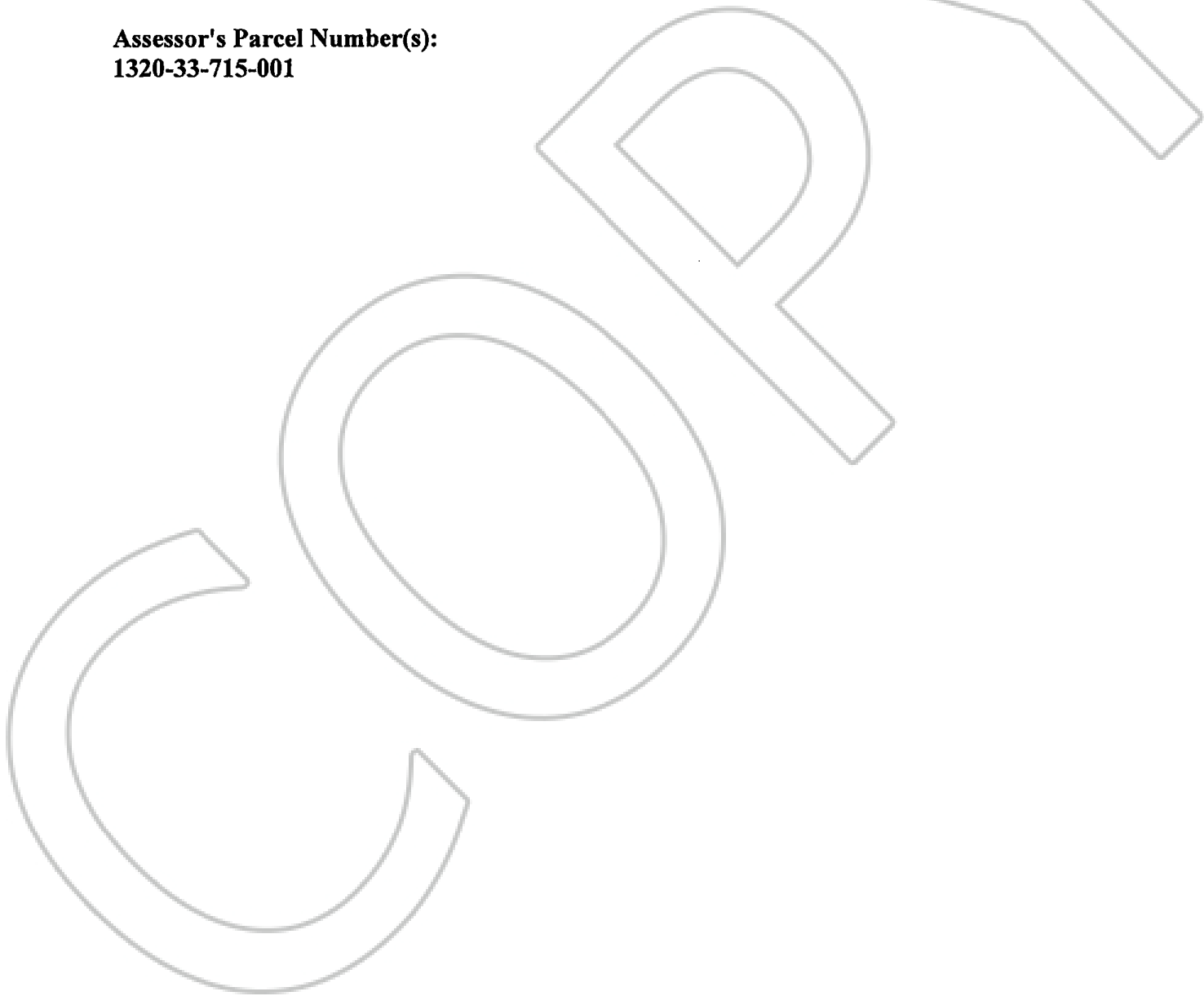


**EXHIBIT "A"**

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

**Lot 1, in Block A, as shown on the FINAL SUBDIVISION MAP #1006-7 OF CHICHESTER ESTATES PHASE 7, filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 13, 2000, in Book 1000, Page 2398, as Document No. 501336, Official Records.**

**Assessor's Parcel Number(s):  
1320-33-715-001**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-33-715-001

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: \$345,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$345,000.00  
 Real Property Transfer Tax Due: \$1,345.50

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity ESTOR

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Nancy Przesmiecki, Successor Trustee of The Virginia Paul Family Trust Dated April 26, 2004  
 Address: 14818 Aloe Road  
 City: Victorville  
 State: CA Zip: 92394

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Michael Frances Iabichella  
 Address: 1330 Granborough Drive  
 City: Gardnerville  
 State: NV Zip: 89410

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

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

Esc. #: 106768-ARJ