

DOUGLAS COUNTY, NV

2019-940382

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

12/31/2019 02:19 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1319-19-210-001

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 109307-KDJ

When Recorded Mail To:

Henry Ashton Crosby

252 N Benjamin Dr.

Stateline NV 89423

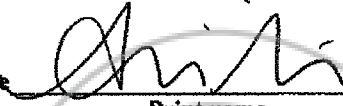
Mail Tax Statements to: (deeds only)

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



Print name

Title

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 Lucrezia Losurdo, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Henry Ashton Crosby, a married man as his sole and separate property all that real property situated in the City of Stateline, County of Douglas, State of Nevada described as follows:

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

Lot 1, of KINGSBURY VILLAGE SUBDIVISION Unit No. 3, according to the map thereof, filed in the office of the County Record of Douglas County, State of Nevada, on August 12, 1963, Document No. 23166

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 11/01/2019

A handwritten signature in cursive script, appearing to be the initials 'LL', located in the bottom right corner of the document.

LUCREZIA LOSURDO

Lucrezia Losurdo

Great Britain and Northern Ireland

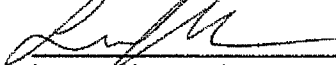
STATE OF London, England

COUNTY OF Embassy of the United States of America

} SS  
} SS

This instrument was acknowledged before me on

26 NOV 2019

  
by Lucrezia Losurdo.



**Cassandra Hagar**  
Notary Public  
Consul  
London, England  
Commission Indefinite





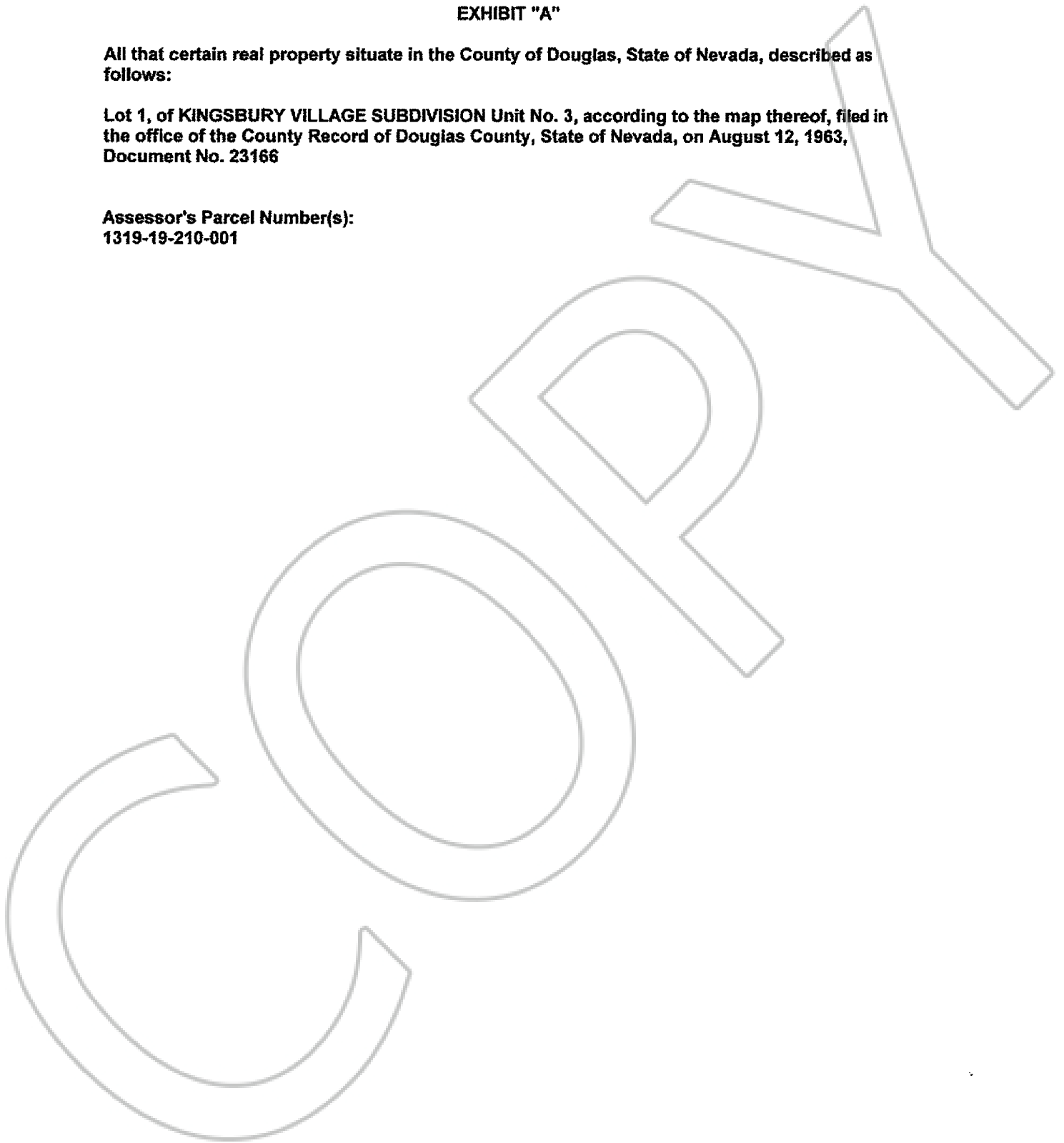
This document contains three pages.  
Each initialed by the affiant/grantor

**EXHIBIT "A"**

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

**Lot 1, of KINGSBURY VILLAGE SUBDIVISION Unit No. 3, according to the map thereof, filed in the office of the County Record of Douglas County, State of Nevada, on August 12, 1963, Document No. 23166**

**Assessor's Parcel Number(s):  
1319-19-210-001**



*Li*

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-19-210-001

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Wife Deeding off title without consideration

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

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

Print Name: Lucrezia Losurdo  
 Address: 252 N Benjamin Dr.  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Henry Ashton Crosby  
 Address: 252 N Benjamin Dr.  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 110295-KDJ