

DOUGLAS COUNTY, NV **2020-944722**
RPTT:\$3562.65 Rec:\$40.00
\$3,602.65 Pgs=4 **04/15/2020 09:52 AM**
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-35-001-032
RPTT: \$3,562.65

Recording Requested By:
Western Title Company


Escrow No.: 113910-SLA
When Recorded Mail To:
David Stiles and Laurel Stiles
930 Tahoe Blvd Ste 802-555
Incline Village, NV 89451-9451

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



Sherry Ackermann 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,

Alyssa A. Armanasco Collins now known as Alyssa A. DePalma, Successor Trustee, Eleanore L. Armanasco now known as Eleanore L. Kirk, Successor Trustee and Emilie A. Armanasco Kriech now known as Emilie A. Kriech, Successor Trustee of the Robert L. Armanasco 1994 Trust dated June 28, 1994

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

David Stiles and Laurel Stiles, husband and wife as joint tenants with rights of survivorship

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 located in Douglas County Nevada, more particularly described as follows:

Parcel 6-B-4 as shown on that certain parcel map for K.W. EMERSON, INC., and PETER D. & MARGARET M. ZIEBELL, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 6, 1986 in Book 1186, Page 712 as Document No. 144744, Official Records.

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

Dated: 04/02/2020

The Robert L. Armanasco 1994 Trust dated June 28, 1994

Eleanore L. Kirk
Eleanore L. Kirk, Successor Trustee

EA K
Emilie A. Kriech, Successor Trustee

Alyssa A. DePalma
Alyssa A. DePalma, Successor Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By

Notary Public

See Attached Certificate

} ss

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA CLARA

On APRIL 6, 2020 before me, Jennifer F. Foster (notary public)

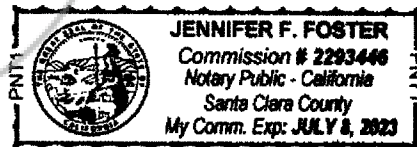
personally appeared ELEANORE L. KIRK

EMILIE A. KRIECH, ALYSSA A. DEPALMA

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jennifer F. Foster (seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-35-001-032

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: \$913,500.00
Deed in Lieu of Foreclosure Only (value of property) (

Transfer Tax Value: \$913,500.00
Real Property Transfer Tax Due: \$3,562.65

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 On Air Capacity Escrow
Signature _____ Capacity _____

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

Print Name: Robert L. Armanasco 1994 Trust dated June 28, 1994
Address: 1546 Montalban Drive
City: San Jose
State: CA Zip: 95120

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

Print Name: David Stiles and Laurel Stiles
Address: 930 Tahoe Blvd Ste 802-555
City: Incline Village
State: NV Zip: 89451-9451

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. #: 113910-SLA

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