

DOUGLAS COUNTY, NV

**2020-947335**

RPTT:\$1150.50 Rec:\$40.00

\$1,190.50 Pgs=3

06/08/2020 02:11 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-16-810-032

RPTT: \$1,150.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 112233-WLD**

**When Recorded Mail To:**

Vincent Citti and Daniel Citti  
2981 San Fernando St  
Minden, NV 89423

**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 \_\_\_\_\_

Wendy Dunbar

Escrow Officer

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**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,

Gary L. Jones, Successor Trustee of The Trust Agreement of Elwood F. Jones and Deloris A. Jones dated November 9, 1992, as amended

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

Vincent Citti, a single man and Daniel Citti, a married man as his sole and separate property, as joint tenants

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:

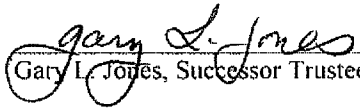
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 3 in Block F as shown on the Final Map of GARDNERVILLE RANCHOS UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 10, 1967, in Map Book I, Page 55, Filing No. 35914.

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

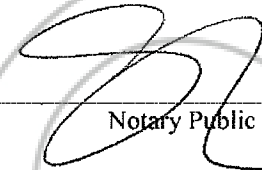
Dated: 04/14/2020

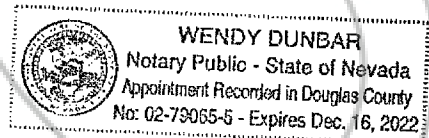
The Trust Agreement of Elwood F. Jones and Deloris A. Jones

  
\_\_\_\_\_  
Gary L. Jones, Successor Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
4.22.2020

By Gary L. Jones.

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-16-810-032

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$295,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$295,000.00  
 Real Property Transfer Tax Due: \$1,150.50

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 Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Gary L. Jones, Successor Trustee of The Trust Agreement of Elwood F. Jones and Deloris A. Jones dated November 9, 1992, as amended

Print Name: Vincent Citti and Daniel Citti

Address: 1787 Damon Rd  
 City: Cურson  
 State: NV Zip: 89701

Address: 2981 San Fernando St  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company

Esc. #: 112233-WLD

Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

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