

DOUGLAS COUNTY, NV **2020-949261**
RPTT:\$2593.50 Rec:\$40.00
\$2,633.50 Pgs=3 07/16/2020 10:16 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-03-111-014

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Michael Ryan Spitler
578 Ramona Road
Seadrift TX 77983

ESCROW NO: 11000946-JML

RPTT \$2,593.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **The Marvin and Linda De Nunzio Living Trust, Marvin DeNunzio, Trustee**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael Ryan Spitler and Sarah G. Spitler Husband and Wife as joint tenants with right of survivorship

all that real property situated in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Marvin and Linda De Nunzio Living Trust

Anthony De Nunzio
Anthony De Nunzio, Trustee

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 07/13/2020.

by ANTHONY DE NUNZIO

Natalie Frey (seal)
Notary Public

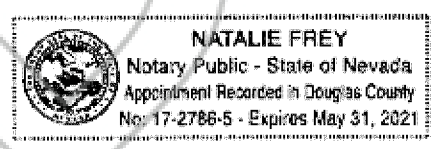


EXHIBIT A
Legal Description

Parcel 1:

Lot 83, as shown on the map of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668.

Excepting therefrom all that portion of said Lot 83 of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668, described as follows:

Beginning at a point on the East line of said Lot 83 which bears North 00°17'55" West, 45.81 feet from the Southeast corner of Lot 83; thence North 15°13'38" West, 62.42 feet; thence North 6°46'40" East 49.35 feet; thence East 10.00 feet; thence South 00°17'55" East 109.24 feet to the Trust Point of Beginning.

Together with the right of access over lots 32 and 33; as shown on the filed map referred to herein as reserved in the deed from Stockton Garden Homes, Inc., a California Corporation to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960 in Book 1 of Official Records at Page 267, Douglas County, Nevada.

Parcel 2:

All that portion of Lot 82, as shown on the map of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668 described as follows:

Beginning at the Southwest corner of said Lot 82; thence North 00°17'55" West 45.81 feet; thence South 15°13'38" East 47.48 feet; thence West 12.23 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 1, 2002, in Book 0302, Page 546, as Document No. 536035, of Official Records.

APN: 1318-03-111-014

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a. 1318-03-111-014
 b. _____
 c. _____
 d. _____

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	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 665,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 665,000.00
 d. Real Property Transfer Tax Due: \$ 2,593.50

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

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Grantor
 Signature _____ Capacity Grantee

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

Print Name: The Marvin and Linda De Nunzio Living Trust
 Address: 1353 Santa Cruz
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: Michael Ryan Spitzer
 Address: 13809 N. Hwy 183 PMB 90552
 City: Austin
 State: TX Zip: 78750

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11000946-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED