

DOUGLAS COUNTY, NV
RPTT:\$2505.75 Rec:\$40.00
\$2,545.75 Pgs=2
2020-949738
07/27/2020 09:49 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-19-101-007
R.P.T.T.: \$2,505.75
Escrow No.: 20005823-ES
When Recorded Return To:
Ryan David Fisher Bevilacqua
PO Box 10851
South Lake Tahoe, CA 96158

Mail Tax Statements to:
Ryan David Fisher Bevilacqua
PO Box 10851
South Lake Tahoe, CA 96158

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sandra L. Neudauer and Clint L. Neudauer, wife and husband, as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to

Ryan David Fisher Bevilacqua, A married man

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

A portion of the North 1/2 of Government Lot 1 of the Northwest 1/4 of Section 19, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 1 as shown on that certain Parcel Map for Frank J. Powers, recorded in the office of the County Recorder of Douglas County, Nevada on May 5, 1989 in Book 589 at Page 554, as Document No. 201363, Official Records.

APN: 1420-19-101-007

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

Dated this 22 day of July, 2020.


Sandra L. Neudauer



Clint L. Neudauer



STATE OF FLORIDA

COUNTY OF Lake

This instrument was acknowledged before me on this 22 day of JULY, 2020, by Sandra L. Neudauer and Clint L. Neudauer.


Notary Public

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-19-101-007
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$642,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$642,500.00
 d. Real Property Transfer Tax Due: \$2,505.75

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sandra L. Neudauer and Clint L. Neudauer
 Address: 34208 Island Drive
 City: Leesburg
 State: FL Zip: 34788

Print Name: Ryan David Fisher Bevilacqua
 Address: P.O. Box 10851
 City: So. Lake Tahoe
 State: Ca Zip: 86158

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20005823-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703