

DOUGLAS COUNTY, NV **2020-950442**
RPTT:\$1805.70 Rec:\$40.00
\$1,845.70 Pgs=3 **08/07/2020 09:55 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Nicholas Tyler Tavare
1224 Sorensen Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Nicholas Tyler Tavare
1224 Sorensen Lane
Gardnerville, NV 89460

Escrow No. 2004868-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-16-116-019
R.P.T.T. \$1,805.70

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

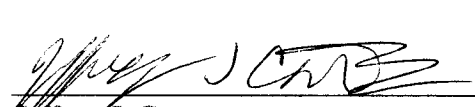
THIS INDENTURE WITNESSETH: That Jeffery J. Costa and Michelle A. Costa, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Nicholas Tyler Tavare, an unmarried man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.



Jeffery J. Costa

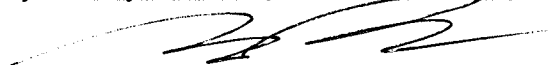


Michelle A. Costa

STATE OF NEVADA
COUNTY OF DOUGLAS

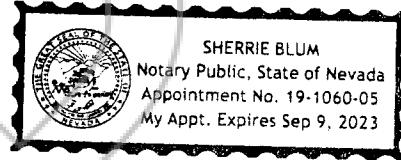
} ss:

This instrument was acknowledged before me on , August 7, 2020
by Jeffery J. Costa and Michelle A. Costa



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02004868.



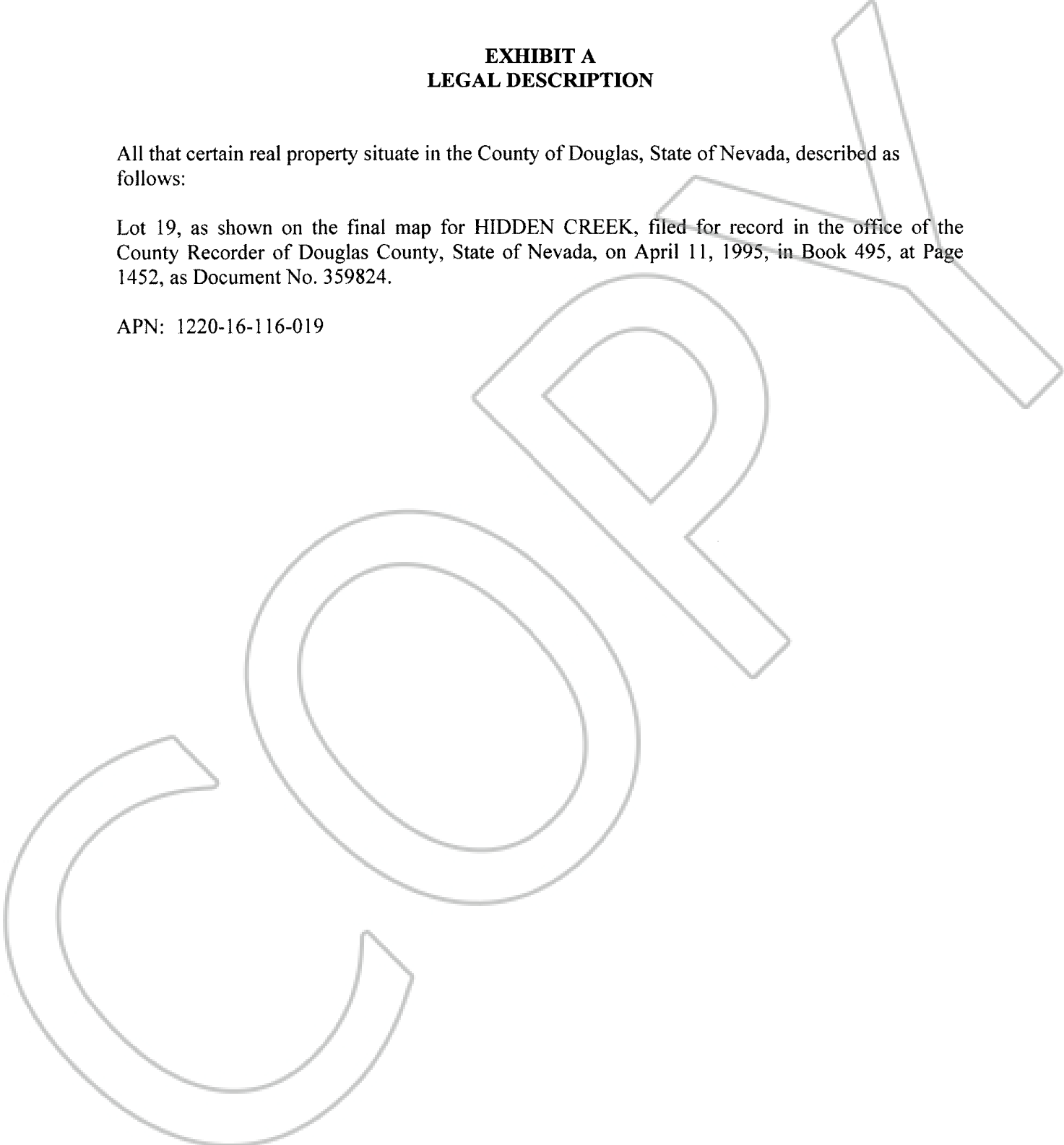
Escrow No. 2004868-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 19, as shown on the final map for HIDDEN CREEK, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 11, 1995, in Book 495, at Page 1452, as Document No. 359824.

APN: 1220-16-116-019



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
 a) 1220-16-116-019
 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. **Total Value/Sales Price of Property:** \$463,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$463,000.00
 Real Property Transfer Tax Due: \$1,805.70

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 [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jeffery J. Costa
 Address: PO Box 4526
Gardnerville NV 89460
 City, State, Zip

Print Name: Nicholas Tyler Tavare
 Address: 1224 Sorensen Lane
Gardnerville, NV 89460
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2004868-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410