

APN# : 1319-19-212-066

RPTT: \$1,829.10

DOUGLAS COUNTY, NV
RPTT:\$1829.10 Rec:\$40.00
\$1,869.10 Pgs=3 2020-955142
10/23/2020 02:31 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 119437-WLD

When Recorded Mail To:

Victor V. Teppone

618 BUSH ST APT 41

San Francisco, CA 94108

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

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,

Jeffery Lowers, a married man as his sole and separate property

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

Victor V. Teppone, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

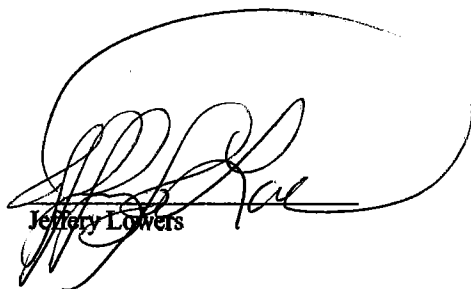
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

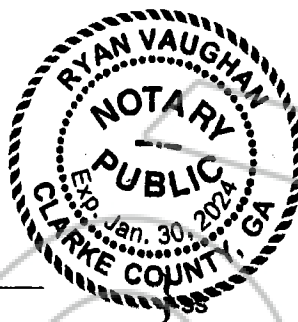
Being a Portion of Lot 529, as shown on the Amended Map of SUMMIT VILLAGE, recorded in the office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 42231, and on SECOND AMENDED MAP recorded on January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada, further described as follows:

Parcel B as set forth on Parcel Map L.W. Marvin filed for record in the office of the County Recorder of Douglas County, State of Nevada on March 4, 1981, in Book 381, at Page 430, as Document No. 54065.

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

Dated: 09/27/2020

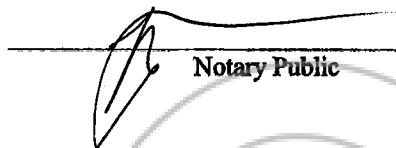

Jeffery Lowers

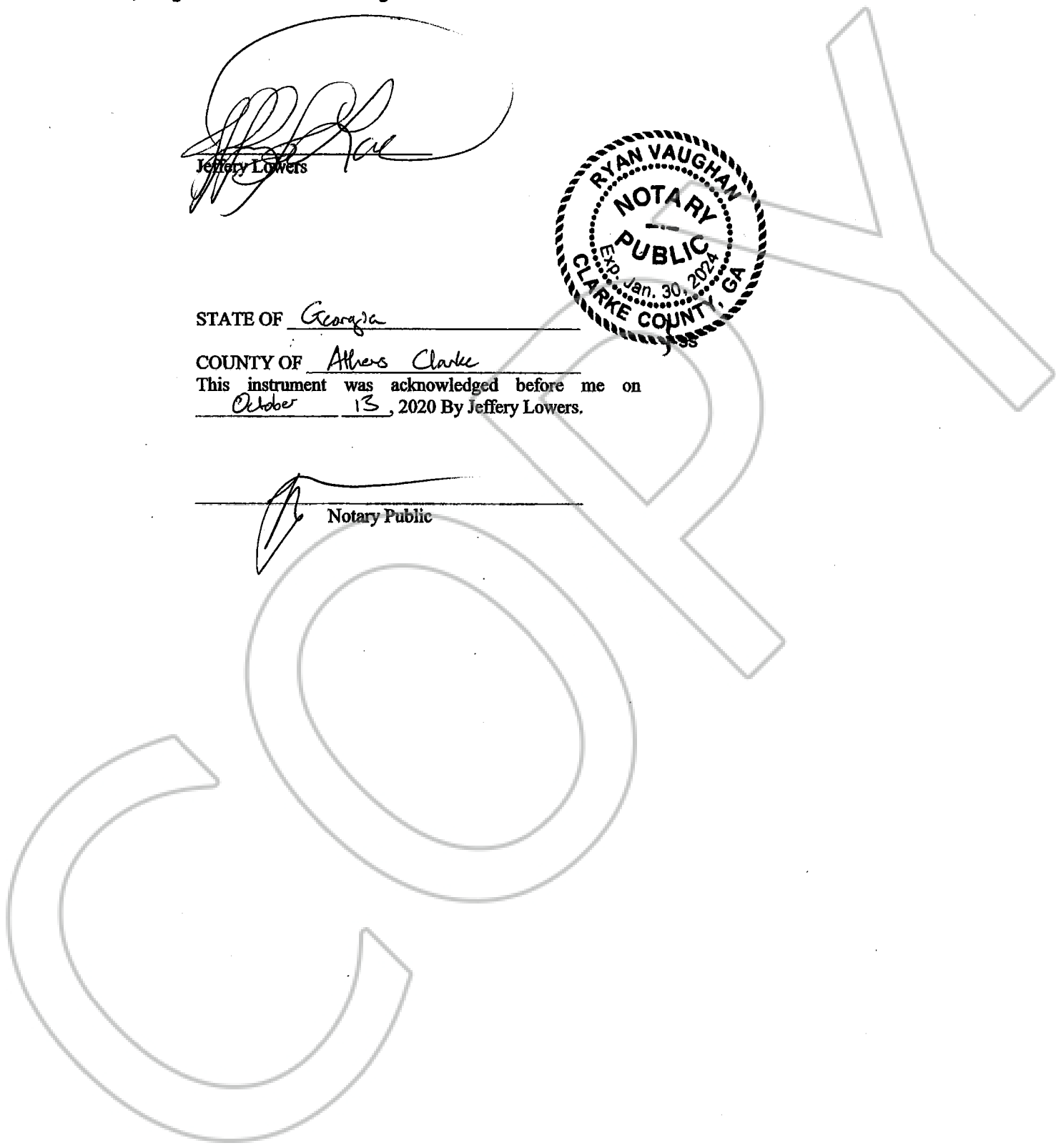


STATE OF Georgia

COUNTY OF Albers Clarke

This instrument was acknowledged before me on
October 13, 2020 By Jeffery Lowers.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1319-19-212-066

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:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$469,000.00

\$469,000.00

\$1,829.10

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 disallowance of any claimed exception, 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

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Jeffery Lowers
Address: 195 Hwy 50, 104 PmB 7172-313
City: Stateline
State: NV Zip: 89449

(REQUIRED)
Print Name: Victor V. Teppone
Address: 618 BUSH ST APT 41
City: San Francisco
State: CA Zip: 94108

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119437-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410