

DOUGLAS COUNTY, NV

2021-971964

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

08/03/2021 01:59 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1318-10-411-002
R.P.T.T.: \$0.00
Escrow No.: 21012956-DR
When Recorded Return To:
Eugene Cleveland Canepa and Julie
Canepa
270 Lake Street
Reno, NV 89501

Mail Tax Statements to:
Eugene Cleveland Canepa and Julie
Canepa
270 Lake Street
Reno, NV 89501

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eugene Cleveland Canepa , a married man who acquired title as an Unmarried Man

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

Eugene Cleveland Canepa and Julie Canepa , Husband and Wife as joint tenants

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

Lot 1 as shown on the map of ZEPHYR HEIGHTS, NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on October 30, 1963, as Document No. 12747.

Together with that portion of Lot 14 of "Zephyr Heights No. 6 Subdivision" as shown by map thereof filed October 30, 1963, Document No. 23747, Douglas County, Nevada Records, lying within Section 10, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada and described as follows:

Beginning at the most Southerly corner of Lot 1 in "Zephyr Heights No. 6 Subdivision" as shown by map thereof filed October 30, 1963, Document No. 23747, Douglas County, Nevada Records, said point being on the Northerly right-of-way line of Lookout road (25.00 feet wide); thence along a curve concave to the Southeast with a radius of 30 feet, a central angle of 13°46'13", and an arc length of 7.21 feet, the chord of said curve bears South 55°31'09" West 7.20 feet; thence North 65°00'0" West 78.96 feet; thence North 67°23'00" East 8.39 feet; thence South 65°00'00" East 76.96 feet to the Point of Beginning.

Reference is hereby made to Lot Line Adjustment Map recorded May 22, 1992, in Book 592, Page 3872, as Document No. 279281, Official Records of Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 9, 1999 in Book 999, Page 1357, as Document No. 476130, Official Records.

APN: 1318-10-411-002

Dated this 29th day of July, 2021.

Eugene Cleveland Canepa
Eugene Cleveland Canepa

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29th day of July, 2021, by
Eugene Cleveland Canepa.

Lisa Voelka
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-411-002
 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: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$0 _____

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses *no consideration*

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: Cindy Brewer Capacity: Grantor Escrow Holder
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Eugene Cleveland Canepa , a married man who acquired title as an Unmarried
 Print Name: Man
 Address: 270 Lake Street
 City: Reno
 State: NV Zip: 89501

Eugene Cleveland Canepa and Julie
 Print Name: Canepa , Husband and Wife as
 Address: 270 Lake Street
 City: Reno
 State: NV Zip: 89501

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21012956-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703