

DOUGLAS COUNTY, NV **2021-973312**
RPTT:\$3081.00 Rec:\$40.00
\$3,121.00 Pgs=3 **08/30/2021 02:55 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-218-013

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Jeffery Anthony Girolami
3434 Columbia Street
San Diego CA 92103

Escrow No.: ZC3167-JL

RPTT \$3,081.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Wynn Rujiraviriyapinyo, A Single Man

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

Jeffery Anthony Girolami, A Single Man

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

See Attached Exhibit "A"

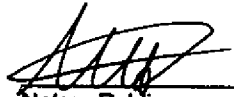
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

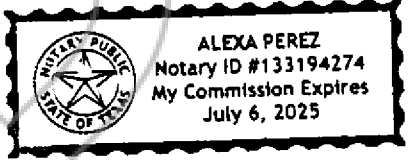
Signature Page attached and made a part hereof.


Wynn Rujiraviriyapinyo

STATE OF ~~NEWDA~~ Texas } ss:
COUNTY OF Travis

This instrument was acknowledged before me on August 19, 2021
by Alexa Perez Wynn ~~Rujiraviriyapinyo~~ Rujiraviriyapinyo


Notary Public (seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land lying wholly within Section 23, Township 13 North, Range 18 East, M.D.B.&M., and further being a portion of Lot 60, as shown on that certain Record Map of Lake Village Unit No. 2-D, recorded as Document No. 59803 in Book 101, of Official Records at Page 277, and being further described as follows:

Commencing at the center of Lot 60 of Lake Village Unit No. 2-D, along a line bearing South $87^{\circ}09'41''$ West a distance of 35 feet to the true point of commencement; thence along a curve to the right having a central angle of $117^{\circ}57'17''$, a radius of 35 feet, an arc length of 72.05 feet to a point; thence South $61^{\circ}28'34''$ West 48.96 feet to the true point of commencement.

Said parcel being Parcel "A", as shown on that certain Parcel Map, recorded as Document No. 75620 in Book 974, of Official Records at Page 740, on September 24, 1974.

NOTE: the above legal description previously appeared in Deed recorded December 4, 2017, as Document No. 907593, of Official Records.

APN: 1318-23-218-013

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-218-013
- 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'Vnd'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$790,000.00

Transfer Tax Value \$790,000.00

Real Property Transfer Tax Due: \$3,081.00

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] Wynn Rujiraviriyapinyo

Signature: [Signature] Jeffery Anthony Girolami

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Wynn Rujiraviriyapinyo

Address: 52 Waller Street Apt B
Austin, TX 78702

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Jeffery Anthony Girolami

Address: 3434 Columbia St
San Diego CA 92103

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

Print Name: Signature Title Company LLC Escrow #: ZC3167-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED