

APN: 1420-18-

510-017

RPTT: \$0.00

Escrow No. 2113270

When Recorded Return to:

**Stephen E. Buffo and Dana Buffo
949 Ranchview Circle
Carson City, NV 89705**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Elaine Buffo, a widow

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Stephen E. Buffo and Dana Buffo, husband and wife, as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

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

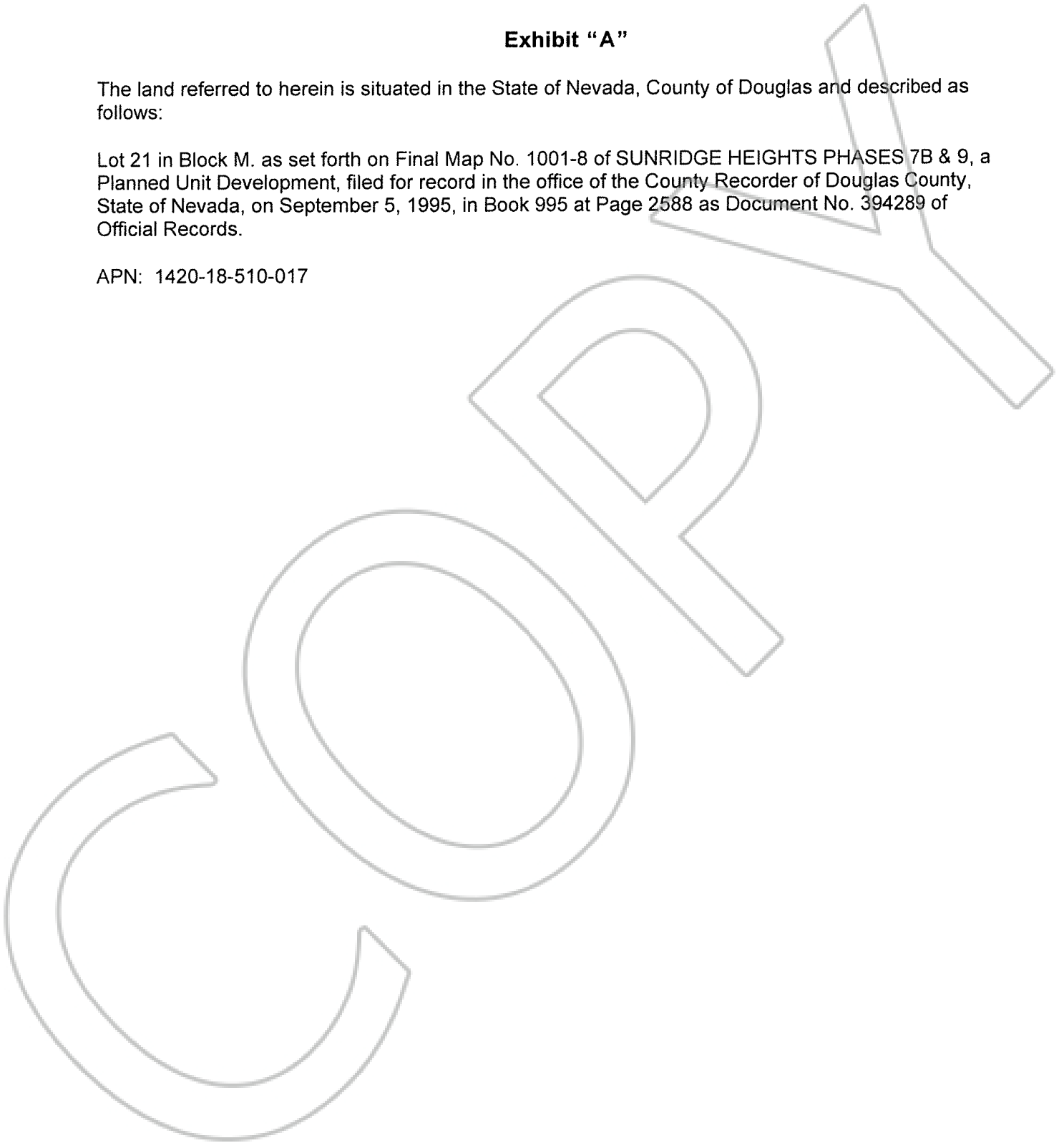
Signature continued on Page 2.

Exhibit "A"

The land referred to herein is situated in the State of Nevada, County of Douglas and described as follows:

Lot 21 in Block M. as set forth on Final Map No. 1001-8 of SUNRIDGE HEIGHTS PHASES 7B & 9, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995, in Book 995 at Page 2588 as Document No. 394289 of Official Records.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-18-510-017
 b.
 c.
 d.

2. Type of Property
 a. Vacant Land
 b. Single Family Residence
 c. Condo/Townhouse
 d. 2-4 Plex
 e. Apartment Building
 f. Commercial/Industrial
 g. Agricultural
 h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- | | |
|---|------------|
| a. Total Value/Sales Price of Property | \$0.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| c. Transfer Tax Value | \$0.00 |
| d. Real Property Transfer Tax Due | \$0.00 |

4. If Exempt Claimed:
 a. Transfer Tax Exemption, per 375.090, Section: 5
 b. Explain reason for exemption: Deeding from mom to son

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: Elaine Buffo Capacity: Grantor
 Signature: Stephen E. Buffo Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Elaine Buffo
 Address: 949 Ranchview Circle
 City: Carson City
 State: Nevada
 Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stephen E. Buffo and Dana Buffo
 Address: 949 Ranchview Circle
 City: Carson
 State: Nevada
 Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Toiyabe Title File Number: 2113270
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509