

APN: 1419-22-710-016
R.P.T.T.: \$6,045.00
Escrow No.: 22030751-SH
When Recorded Return To:
Matthew Laverone and Barbara Laverone
317 James Canyon Loop
Genoa, NV 89411

Mail Tax Statements to:
Matthew Laverone and Barbara Laverone
317 James Canyon Loop
Genoa, NV 89411

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeff S. Eschen and Jessica Sue Eschen, husband and wife as joint tenants

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

Matthew Laverone and Barbara Laverone, husband and wife, as joint tenants with right of survivorship

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

PARCEL A:

Lot 67, of Final Subdivision Map, Planned Unit Development, PD 05-012 for Canyon Creek Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 15th, 2007, as Document No. 697065, and that certain Certificate of Amendment, recorded 3/27/2007, as Document No. 697842, changing the name of the subdivision map to Canyon Creek Estates, Phase 2.

PARCEL B:

Together with those certain easements for storm drainage, slope and drainage, as granted to Ronald L. Simek, an unmarried man, over Parcel 22 as shown on Record of Survey Map recorded December 31, 1996, as Document No. 403935, as described in Easement Deed recorded March 6, 2002, as Document No. 536314, Official Records.

Also together with those certain rights as set forth in Document recorded on August 12, 2004, as Document No. 621281, Official Records.

Assessors Parcel No.: 1419-22-710-016

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

Dated this 28 day of September, 2022.

Jeff Eschen
Jeff S. Eschen

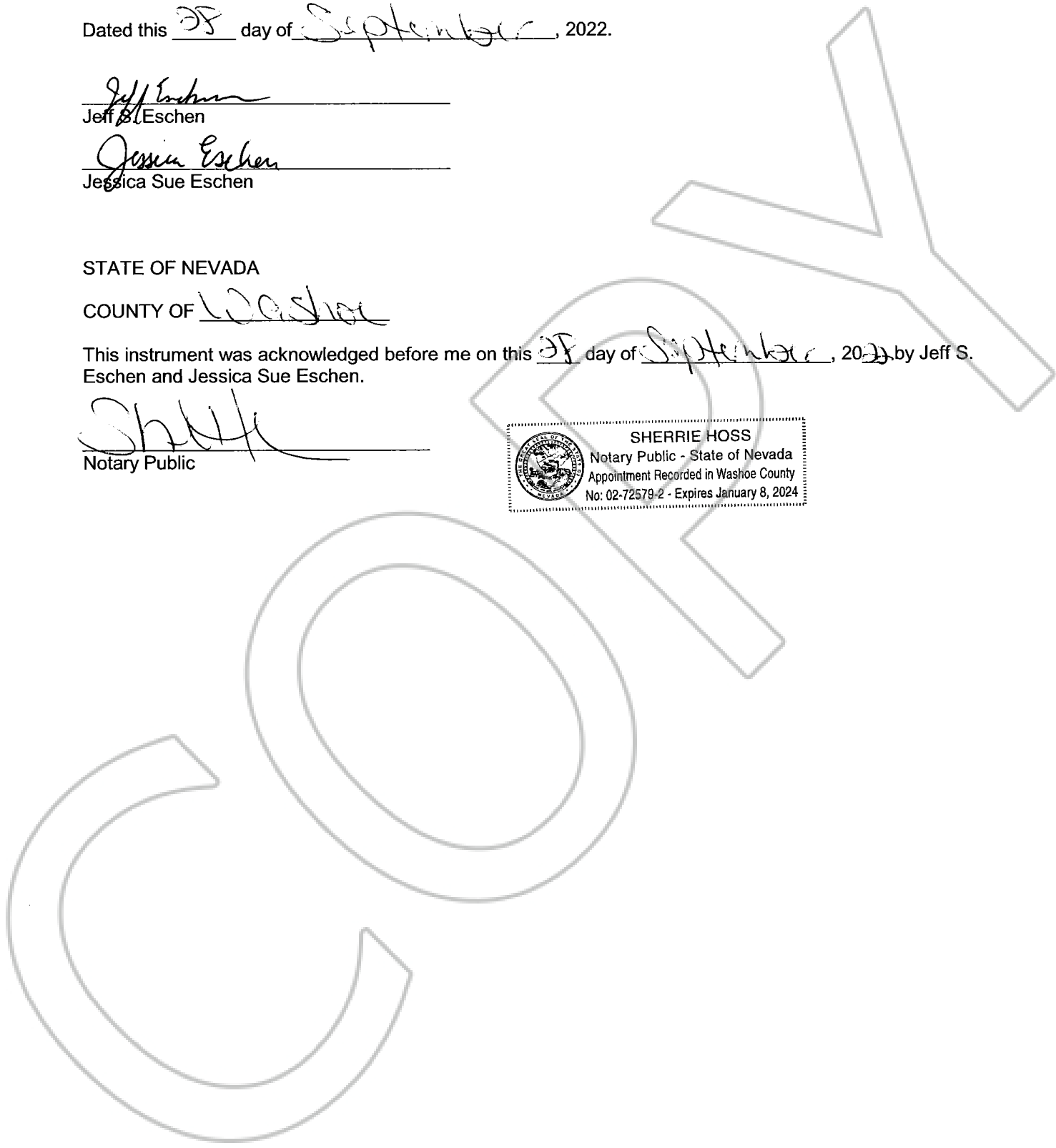
Jessica Eschen
Jessica Sue Eschen

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 28 day of September, 2022 by Jeff S. Eschen and Jessica Sue Eschen.

Sherrie Hoss
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-22-710-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,550,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,550,000.00
 d. Real Property Transfer Tax Due: \$6,045.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Jeff S. Eschen and Jessica Sue Eschen</u>	Print Name: <u>Matthew Laverone and Barbara Laverone</u>
Address: <u>PO Box 87</u>	Address: <u>317 James Canyon Loop</u>
City: <u>Genoa</u>	City: <u>Genoa</u>
State: <u>NV</u> Zip: <u>89411</u>	State: <u>Nevada</u> Zip: <u>89411</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030751-SH
 Address: 3748 Lakeside Dr, Ste 100
 City: Reno State: NV Zip: 89509