

143-2480087 (Rt)

APN: 1420-18-113-097

DOUGLAS COUNTY, NV
RPTT:\$696.15 Rec:\$17.00
\$713.15 Pgs=4
2015-858910
03/19/2015 03:47 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

The undersigned hereby affirms that there is no Social Security number contained in this document.

When recorded return to:

Annette Groso
878 Amador Circle
Carson City, NV 89705

Grantee's address:

Annette Groso
Same as above

GRANT, BARGAIN, AND SALE DEED

THIS DEED, made on March 16th, 2015, by and between WRENETTA L. NADON, Guardian of the Person and Estate of EVA ANNA WILSON, an adult ward, as to an undivided one-half (1/2) interest, and RANGER WILSON, an unmarried man, as to an undivided one-half (1/2) interest, hereinafter collectively and individually referred to as "Grantor," and ANNETTE GROSO, a widow, hereinafter referred to as "Grantee."

W I T N E S S E T H;

WHEREAS, on October 1, 2015, Grantor WRENETTA L. NADON was duly appointed Guardian and qualified as of the Person and Estate of EVA ANNA WILSON, deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 06-PB-0129 and whereas Grantor WRENETTA L. NADON continues to serve as such Guardian; and

WHEREAS, the above-named adult ward, EVA ANNA WILSON, is the owner in fee of an undivided one-half (1/2) interest, and RANGER WILSON, an unmarried man, is the owner in fee of the other undivided one-half (1/2) interest in that certain parcel of real property located in the county of Douglas, state of Nevada, commonly known as 878 Amador Circle, Carson City (Douglas County), Nevada (hereafter referred to as "the Parcel") as more particularly described hereinafter; and

WHEREAS, on March 10, 2015, the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas ("the Court"), after a hearing held with respect to the Return of Sale of Real Property and Petition for Confirmation filed on March 2, 2015, with the Clerk of the Court, the Court entered its Order Confirming Sale of Real Property, in which Order the Court authorized WRENETTA L. NADON to transfer and convey the Parcel to ANNETTE GROSSO, a widow, or her nominee, in consideration of the payment to WRENETTA L. NADON, as Guardian of the Person and Estate of EVA ANNA WILSON, as to an undivided one-half interest, and RANGER WILSON, as to an undivided one-half interest, of the sum of \$178,500, cash U.S., subject to the payment of certain expenses and performance of other covenants and conditions set forth in the Order. A certified copy of the said Order Confirming Sale of Real Property was recorded on the 19 day of March, 2015, in the Office of the County Recorder of

Douglas County, Nevada, as Document No. ²⁰¹⁵⁻ 858908, in the Official Records, and this Deed is given pursuant to said Order.

NOW, THEREFORE Grantor, in consideration of the sum of Ten Dollars (\$10) in lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to Grantee and to Grantee's heirs, successors, and assigns forever, all that certain lot, piece, or parcel of land situate, lying, and being in the county of Douglas, state of Nevada, being Assessor's Parcel No. 1420-18-113-097, and more particularly described as follows:

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

LOT 239, IN BLOCK D, OF SILVERADO HEIGHTS NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN JUNE 20, 1979, IN BOOK 679, PAGE 1486, AS DOCUMENT NO. 33717 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994 IN BOOK 1294, PAGE 2904 AS INSTRUMENT NO. 352879 OF OFFICIAL RECORDS.

(hereinafter referred to as "the Parcel").

TOGETHER WITH the tenements, hereditaments, and appurtenances belonging to the Parcel or in anywise appertaining thereto, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the Parcel,

TO HAVE AND TO HOLD the Parcel and all interest therein, together with the tenements, hereditaments, and appurtenances thereto unto Grantee, and to Grantee's heirs, successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

Wrenetta L. Nadon as guardian of the Person
WRENETTA L. NADON, as Guardian ~~of the Person and Estate of~~ *of the Person and Estate of* Anna Wilson, an Adult Ward
EVA ANNA WILSON, an Adult Ward *adult ward*
Ranger Wilson
RANGER WILSON

STATE OF NEVADA)
) SS.
Carson)

This instrument was acknowledged before me on the 16 day of March, 2015, by WRENETTA L. NADON, as Guardian of the Person and Estate of EVA ANNA WILSON, an Adult Ward.

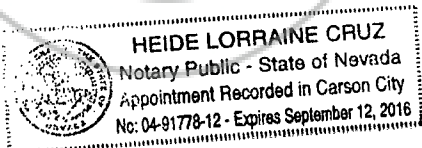
Heide Lorraine Cruz
NOTARY PUBLIC

STATE OF NEVADA)
) SS.
Carson)



This instrument was acknowledged before me on the 16 day of March, 2015, by RANGER WILSON.

Heide Lorraine Cruz
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-18-113-097
- 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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$178,500.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$178,500.00
- d) Real Property Transfer Tax Due \$696.15

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Ranger Wilson*
Signature: _____

Capacity: *Seller*
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ranger Wilson
Address: 36 Bryanville
City: Carson City
State: NV Zip: 89706

Print Name: Annette Groso
Address: 878 Amador Circle
City: Carson City
State: NV Zip: 89705

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2480087 Rl/Rt
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)