

DOUGLAS COUNTY, NV
RPTT:\$1856.40 Rec:\$14.00
\$1,870.40 Pgs=1
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

2015-859292

03/27/2015 09:26 AM

WHEN RECORDED MAIL TO:
Thomas Jay Manning
4654 East Ave Suite B#240
Palmdale, CA 93552

MAIL TAX STATEMENTS TO:
Thomas Jay Manning
Same as above

Escrow No. N1500264-WD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-27-801-004
R.P.T.T. \$1,856.40

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Brian S. Colato and Helen Colato, Husband and Wife, as Joint Tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Thomas Jay Manning, **Trustee of the Thomas Jay Manning Living Trust dated January 19, 2011**

all that real property situated in the County of Douglas, State of Nevada, described as follows:
Parcel D-4D-D1-D as set forth on that certain Parcel Map No. 8 for Raymond M. Smith filed for record in the office of the Douglas County Recorder, State of Nevada, on March 6, 1992 in Book 392, Page 847, as Document No. 272702, Official Records.

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



Brian S. Colato

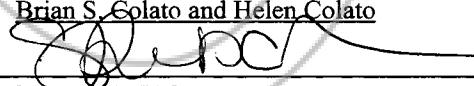


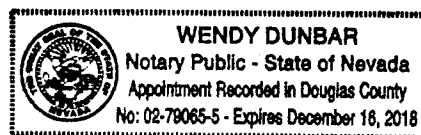
Helen Colato

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, March 24, 2015
by Brian S. Colato and Helen Colato


NOTARY PUBLIC



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
 a) 1420-27-801-004
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. **Total Value/Sales Price of Property:** \$476,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$476,000.00
 Real Property Transfer Tax Due: \$1,856.40

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 %

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] Capacity Escrow Agent
 Signature _____ Capacity _____

| | |
|---|--|
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| (REQUIRED) | (REQUIRED) |
| Print Name: <u>Brian S. Colato AND HELEN COLATO</u> | Print Name: <u>Thomas Jay Manning TRUSTEE OF THE</u> |
| Address: <u>1564 Steve Ct</u> | Address: <u>4654 East Avenue Suite B #240</u> |
| <u>Minden, NV 89423</u> | <u>Palmdale, CA 93552</u> |
| City, State, Zip | City, State Zip |

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Northern Nevada Title Company Escrow #: N1500264-WD
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410