

DOUGLAS COUNTY, NV **2015-867638**  
RPTT:\$117.00 Rec:\$16.00  
\$133.00 Pgs=3 **08/07/2015 11:09 AM**  
NORTHERN NEVADA TITLE CC  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Edward Ferranto and Gillian Ferranto, Trustees of the  
Ferranto Family Trust  
1263 Marj Lane  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Edward Ferranto and Gillian Ferranto, Trustees of the  
Ferranto Family Trust  
1263 Marj Lane  
Gardnerville, NV 89410

Escrow No. N1500861-DC

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.: 1121-07-000-035  
R.P.T.T. \$ 117.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Nevada State Bank

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Edward Ferranto and Gillian Ferranto, Trustees of the Ferranto Family Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Nevada State Bank

*B. McKelvie*

BY: Brenda McKelvie  
Vice President

STATE OF NEVADA  
COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on, AUGUST 5<sup>th</sup>, 2015  
by Nevada State Bank

*Karen A. Vowell*  
NOTARY PUBLIC



COPY

Escrow No. N1500861-DC

**EXHIBIT A  
LEGAL DESCRIPTION**

A parcel of land located within a portion Section 7, Township 11 North , Range 21 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Commencing at the northwest corner of said Section 7 as shown on the Map of Division into Large Parcel for Christopher B. Haines and Mary T. Names filed for record April 20, 2005 in the office of Recorders, Douglas County, Nevada as Document No. 642264, the POINT OF BEGINNING;

thence along the north boundary of Parcel 1 as shown on said Map of Division into Large Parcels, South 89°55'05" East, 1144.50 feet;

thence along a portion of the east boundary of said Parcel 1, South 00°46'53" West, 726.48 feet:  
thence North 89°55'05" West, 1134.17 feet;

thence along a portion of the west boundary of said Parcel 1, North 00°02'00" West, 726.43 feet to the POINT OF BEGINNING.

Reference is further made to Adjusted Parcel 1 on Record of Survey Map recorded in the office of the Douglas County Recorder on January 10, 2006 in Book 106, Page 2718, Document No. 665282, Official Records of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 764949, recorded June 8, 2010 in Book 610, Page 1622, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1121-07-000-035
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$ 30,000.00  
~~\$35,000.00~~  
 Transfer Tax Value \$35,000.00 - 30,000.00  
 Real Property Transfer Tax Due: \$136.50 - 117.00

**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] Capacity Grantor  
 Signature [Signature] Capacity Agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**  
 Print Name: Nevada State Bank  
 Address: 400 N. Green Valley Parkway, 2nd Fl  
Henderson, NV 89074  
 City, State, Zip

**(REQUIRED)**  
 Print Name: Edward L. Ferranto FERRANTO Family Trust\*  
 Address: 1263 Mary Lane  
Springville, NV 89410  
 City, State Zip  
 \* Edward Ferranto & Gillian Ferranto Trustees

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Northern Nevada Title Company Escrow #: N1500861-DC  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703