

APN#: 1420-34-401-002  
RPTT: \$0.00



KAREN ELLISON, RECORDER

E05

**Recording Requested By:**

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**When Recorded Mail To:**  
Shannon L. Geraldo  
2848 San Juan Court  
Minden, NV 89423

**Mail Tax Statements to: (deeds only)**  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Shannon L. Geraldo  
Shannon L. Geraldo Owner

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Georgianna Perry, a married woman as her sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Shannon L. Geraldo, a married woman as her sole and separate property and Jacqueline Gorton, a married woman as her sole and separate property, as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/21/2015

Georgianna Perry  
Georgianna Perry

STATE OF Nevada

COUNTY OF Carson City

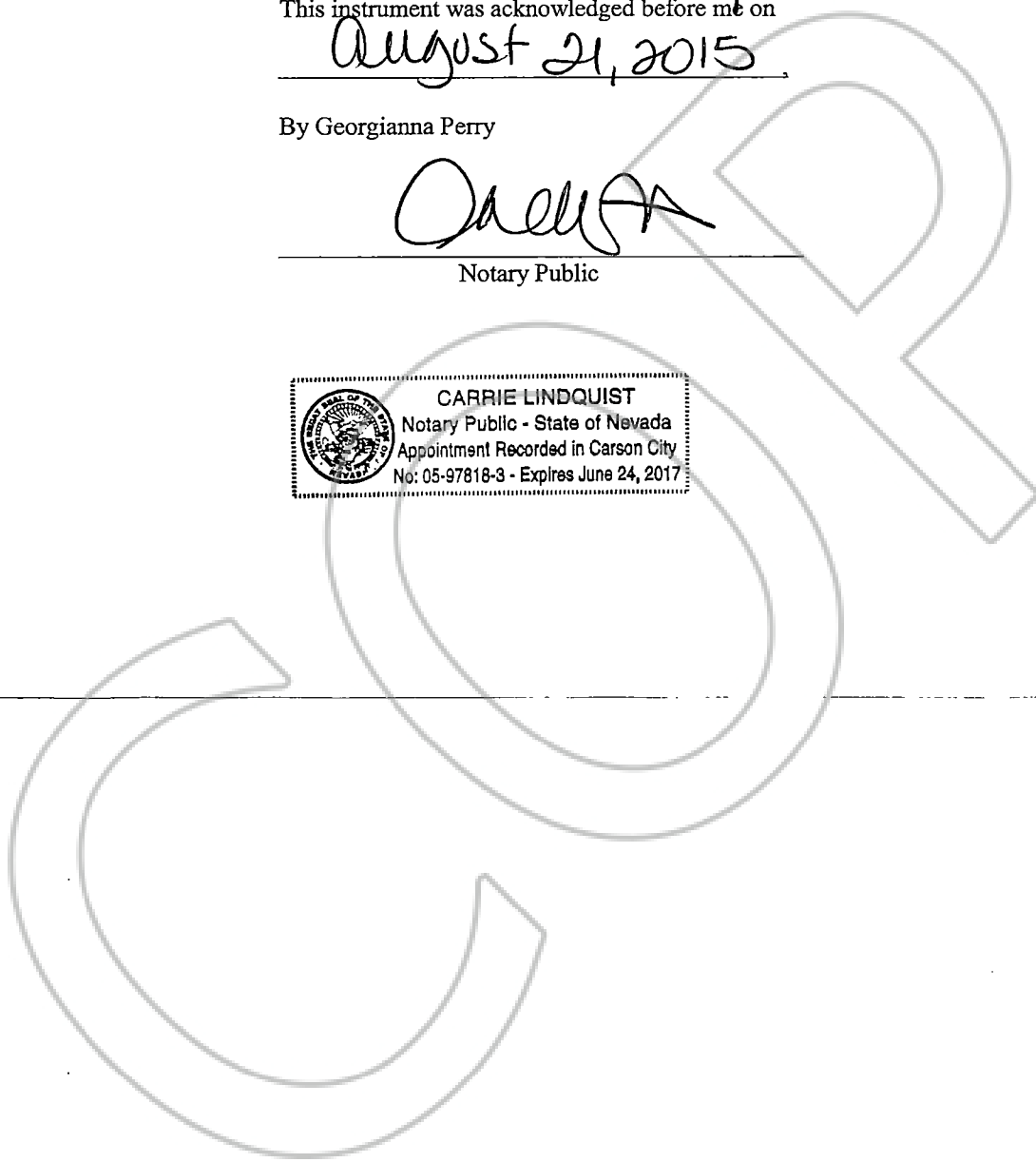
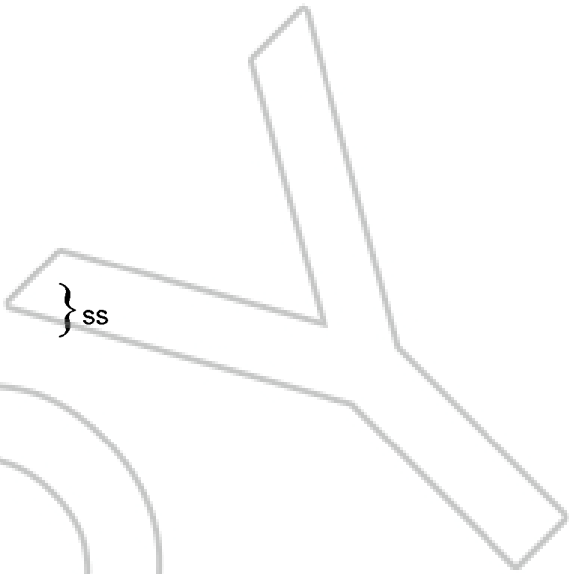
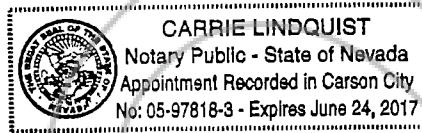
This instrument was acknowledged before me on

August 21, 2015

By Georgianna Perry

Carrie Lindquist

Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 24 OF ARTEMISIA SUBDIVISION AS FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER OFFICE ON AUGUST 10, 1959, AS FILE NO. 14758; THENCE SOUTH 89°58' WEST A DISTANCE OF 148 FEET TO A POINT; THENCE NORTH 0°09'10" EAST A DISTANCE OF 321.25 FEET TO A POINT; THENCE NORTH 89°58' EAST A DISTANCE OF 148 FEET MORE OR LESS TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 24, 321.25 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN KAYNE AVENUE, AS SHOWN ON THE RE-SUBDIVISION OF ARTEMISIA SUBDIVISION FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON APRIL 23, 1962, AS FILE NO. 19909.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 20, BOOK 0901, PAGE 4622, AS FILE NO. 0523114, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

ASSESSOR'S PARCEL NO. 1420-34-401-002

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1420-34-401-002
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: transferring to children without consideration

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: Shannon L. Geraldo Capacity: Grantee  
 Signature: Jacqueline Gordon Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Georgianna Perry  
 Address: 1900 California #100  
 City: Carson City  
 State: NV Zip: 89701

Print Name: Shannon L. Geraldo + Jacqueline Gordon  
 Address: 2848 San Juan Ct  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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