

DOUGLAS COUNTY, NV
RPTT:\$546.00 Rec:\$17.00
\$563.00 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-879268

04/12/2016 12:22 PM

WHEN RECORDED MAIL TO:
Edward and Gillian Ferranto, Trustees of the Ferranto
Family Trust
1263 MARJ LANE
GARDNERVILLE, NV 89410

MAIL TAX STATEMENTS TO:
Edward and Gillian Ferranto, Trustees of the Ferranto
Family Trust
SAME AS ABOVE

Escrow No. N1501040-RLT

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.: 1121-07-000-038 *PTN 1121-07-000-039 PTN* SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 546.00

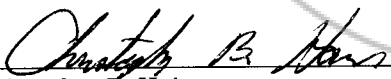
THIS DOCUMENT IS BEING SIGNED IN COUNTERPART AS SHAL BE DEEMED AS ONE ORIGINAL GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christopher B. Haines and Mary T. Haines, 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 Edward and Gillian Ferranto, Trustees of the Ferranto Family Trust **DATED DECEMBER 24, 2002**

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.



Christopher B. Haines

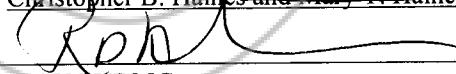
SIGNED IN COUNTERPART

Mary T. Haines


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 3/7/16
by Christopher B. Haines and Mary T. Haines only



NOTARY PUBLIC

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2019

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Family Trust
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GARDNERVILLE, NV 89410

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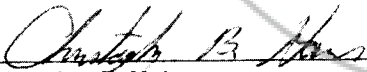
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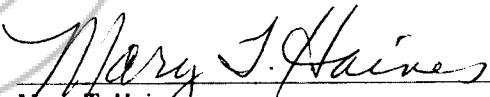
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Christopher B. Haines



Mary T. Haines

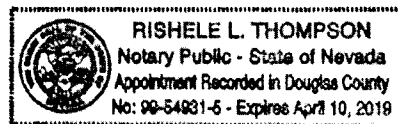
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 3/7/14
by Christopher B. Haines and Mary T. Haines only



NOTARY PUBLIC



ALL-PURPOSE ACKNOWLEDGMENT

State of Alaska

County of Anchorage

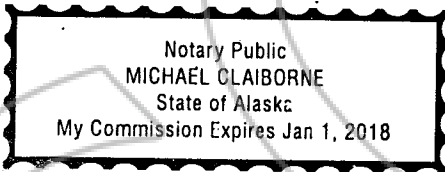
On March 8 2016 before me, Michael Claiborne
DATE NAME OF NOTARY PUBLIC

personally appeared Mary T Haines
NAME OF SIGNERS(S)

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY



NOTARY SEAL

My commission expires: 1/1/18

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Grant Bargain Sale deed
Title of Document

EXHIBIT A

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

A parcel of land located within the northwest one-quarter (NW 1/4) of 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 Parcels for Christopher B. Haines and Mary T. Haines filed for record April 20, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 642264, a found 1961 GLO Brass Cap in rock mound; thence along the westerly line of said Section 7, South 00°02'00" East, 726.43 feet to the southwest corner of Adjusted Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Christopher B. Haines and Mary T. Haines filed for record January 10, 2006 in said office of Recorder as Document No. 665282, the POINT OF BEGINNING; thence along the south boundary of said Adjusted Parcel 1, South 89°55'05" East, 1134.17 feet to the southeast corner of said Adjusted Parcel 1, said point also being an angle point in the boundary of Adjusted Parcel 2 per said Record of Survey; thence along the boundary of said Adjusted Parcel 2, the following three courses: South 00°46'53" West, 582.18 feet; North 89°36'57" East, 330.00 feet; North 00°47'00" East, 447.72 feet to the southwest corner of Adjusted Parcel 3 per said Record of Survey; thence along the westerly boundary of said Adjusted Parcel 3, North 00°47'00" East, 858.26 feet to the northwest corner of said Adjusted Parcel 3; thence along the north line of said Adjusted Parcel 3, South 89°55'05" East, 973.18 feet to the north one-quarter (N1/4) of said Section 7, a found 5/8" rebar with aluminum cap, PLS 3209; thence along the east line of said northwest one-quarter (NW 1/4) of Section 7, South 01°57'21" West, 2597.75 feet to the center one-quarter (C1/4) of Section 7, a found 5/8" rebar with aluminum cap, PLS 3209; thence along the south line of said northwest one-quarter (NW 1/4) of Section 7, South 89°07'55" West, 1375.18 feet; thence leaving said south line, North 00°46'53" East, 1146.10 feet; thence North 36°53'51" West, 909.71 feet; thence North 89°55'05" West, 453.02 feet to a point on said westerly line of Section 7; thence along said westerly line of Section 7, North 00°02'00" West, 20.00 feet to the POINT OF BEGINNING.

Reference is further made to Adjusted Parcel 3 on Record of Survey recorded April 7, 2016 as Document No. 2016-879074, Official Records of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 2016-879075, recorded April 7, 2016, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1121-07-000-038 PTN
- b) _____
- c) 1121-07-000-039 PTN
- 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) \$140,000.00
 \$ _____)
 Transfer Tax Value \$140,000.00
 Real Property Transfer Tax Due: \$ 546.00

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 Christopher B. Haines Capacity Trustee / GRANTEE
 Signature William Ferranto Capacity Trustee / GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Christopher B. Haines / Mary J. Haines

Print Name: Edward and Gillian Ferranto, Trustees of the Ferranto Family Trust

Address: 165 Camino N. Str. Mountain View
Gardnerville, NV 89410

Address: 1263 Marj Ln
Gardnerville, NV 89410

City, State, Zip

City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: N1501040-RLT

Address: 1483 Highway 395, Suite B

City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED