

A.P.N.: 1220-22-210-145  
File No: 143-2501995 (NMP)  
R.P.T.T.: \$897.00 C

DOUGLAS COUNTY, NV  
RPTT:\$897.00 Rec:\$15.00  
\$912.00 Pgs=2  
2016-879930  
04/26/2016 02:14 PM  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Wanda Baragno and Daniel L. Baragno  
1431 Bumblebee Lane  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Nancy L. Edmonson, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Wanda Baragno and Daniel L. Baragno, husband and wife as joint tenants with right of survivorship

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

**LOT 617 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 29, 1973 AS DOCUMENT NO. 66512.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 04/05/2016

Nancy L. Edmonson  
Nancy L. Edmonson

STATE OF California )  
~~NEVADA~~ )  
COUNTY OF Los Angeles : ss.  
~~DOUGLAS~~ )

This instrument was acknowledged before me on April 25, 2016 by

Nancy L. Edmonson  
Lindsay Fordham  
Notary Public

(My commission expires: 11-19-19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 05, 2016** under Escrow No. **143-2501995**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-22-210-145  
 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: \$230,000.00  
 b) Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$230,000.00  
 d) Real Property Transfer Tax Due \$897.00

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: Nancy L. Edmonson  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Nancy L. Edmonson  
 Address: 17823 Hatton Street  
 City: Reseda  
 State: CA      Zip: 91335

Print Name: Wanda Baragno and Daniel L. Baragno  
 Address: 1431 Bumblebee Ln  
 City: Gardnerville  
 State: NV      Zip: 89460

**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: 143-2501995 NMP/NMP  
 State: NV      Zip: 89423

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