

DOUGLAS COUNTY, NV

2016-886717

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

08/29/2016 08:32 AM

PREMIUM TITLE AGENCY, INC

KAREN ELLISON, RECORDER

E07

**APN:** 1420-33-212-021

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

Franklin Ross Sigari  
1293 Saddlehorn Court  
Minden, NV 89423

**After Recording Mail To:**

Franklin Ross Sigari  
1293 Saddlehorn Court  
Minden, NV 89423

**Send Subsequent Tax Bills To:**

Franklin Ross Sigari  
1293 Saddlehorn Court  
Minden, NV 89423

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Franklin Ross Sigari and Linda O'Rita Sigari, as Trustees of the Franklin Ross Sigari and Linda O'Rita Sigari Revocable Trust, dated April 9, 2010**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Franklin Ross Sigari, a married man as his sole and separate property**, whose address is 1293 Saddlehorn Court, Minden, Nevada 89423,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **1293 Saddlehorn Court  
Minden, Nevada 89423**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 18 day of August, 20 16.

Franklin Ross Sigari, trustee  
Franklin Ross Sigari, Trustee

Linda O'Rita Sigari, Trustee  
Linda O'Rita Sigari, Trustee

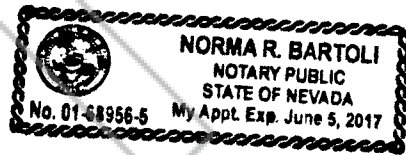
STATE OF Nevada )  
COUNTY OF Douglas ) ss

This instrument was acknowledged before me, this 18<sup>th</sup> day of August, 20 16 by **Franklin Ross Sigari, Trustee and Linda O'Rita Sigari, Trustee.**

NOTARY STAMP/SEAL

Norma R. Bartoli  
Notary Public

Notary Public  
Title and Rank  
My Commission Expires: 6/5/17



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

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

LOT 133, IN BLOCK B, AS SET FORTH ON THE FINAL MAP OF WILDHORSE UNIT NO. 4, A  
PLANNED COMMUNITY; FILED IN OFFICE OF THE DOUGLAS COUNTY RECORDER ON  
12/31/1990 IN BK 1290, PG 3944 AS DOC NO. 241974; AND LAST FILED ON 7/26/1995 IN  
BK 795, PG. 3841 AS DOC. NO. 366853.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on  
**April 15, 2010**, as Document No. **0762087** in Douglas County Records, Douglas County,  
Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-33-212-021  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apt. Bldg  
 f)  Comm'l/Ind'l  
 g)  Agricultural  
 h)  Mobile Home  
 \_\_\_\_\_ Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust Cert - JS</u>

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfers without consideration to or from a trust

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: Franklin Ross Sigari Linda O'Rita Sigari Capacity: Grantor/Trustee

Signature: Franklin Ross Sigari Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: **Franklin Ross Sigari and Linda O'Rita Sigari Revocable Trust**  
 Address: **1293 Saddlehorn Court**  
 City: **Minden**  
 State: **Nevada** Zip: **89423**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: **Franklin Ross Sigari**  
 Address: **1293 Saddlehorn Court**  
 City: **Minden**  
 State: **Nevada** Zip: **89423**

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Premium Title Agency, Inc Escrow #: L1-1607-NV-3039676  
 Address: 701 E Santa Clara St. #28  
 City, State, Zip: Ventura, CA 93001

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