

A.P.N.: 1420-28-215-001
File No: 143-2513894 (SC)
R.P.T.T.: \$2,184.00

When Recorded Mail To: Mail Tax Statements To:
Peter Onorato and Dianne Onorato
2894 La Cresta Circle
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Arturo L. Fontanes and Linda L. Fontanes, husband and wife as joint tenants with right of survivorship

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

Peter Onorato and Dianne Onorato, husband and wife as joint tenants with rights of survivorship

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

LOT 277 IN BLOCK A AS SHOWN ON THE MAP OF SARATOGA SPRINGS ESTATES UNIT 7 (FINAL MAP #PD99-02-07), FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 19, 2003, FILE NO. 587125.

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: 11/22/2016

Arturo L. Fontanes

Arturo L. Fontanes

Linda L. Fontanes

Linda L. Fontanes

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on _____ by

12-14-16

Arturo L. Fontanes and Linda L. Fontanes.

Mary Kelsh
Notary Public

(My commission expires: 11-6-18)

MARY KELSH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-49567-5 - Expires November 6, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/13/2016 under Escrow No. 143-2513894

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-215-001
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL	
Boo _____	Page: _____
Date of _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$560,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$560,000.00
 d) Real Property Transfer Tax Due \$2,184.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, _____
 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: *[Signature]*

Signature: _____

Capacity: _____

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

Print Name: Arturo L. Fontanes and Linda L. Fontanes
 Address: 125 Cottage Lane
 City: Bonnars Ferry
 State: ID Zip: 83805

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

Print Name: Peter S. Onorato and Dianne M. Onorato
 Address: 2894 La Cresta Circle
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2513894 SC/ SC
 State: NV Zip: 89423

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