

A.P.N.: 1220-15-110-023  
File No: 143-2527110 (NF)  
R.P.T.T.: \$813.15

When Recorded Mail To: Mail Tax Statements To:  
Erik Geiger and Lindsay Geiger  
1441 Topaz Lane  
Gardnerville, NV 89460

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

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

Rosa Maria Cosio, an unmarried woman and Erasmo David Cosio, an unmarried man, as joint tenants

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

Erik James Geiger and Lindsay Geiger, 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 469 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY OF DOUGLAS, STATE OF NEVADA, ON JUNE 1, 1965 IN BOOK 1 OF MAPS, AS FILING NO. 28309, AND AMENDED TITLE SHEET JUNE 4, 1965 AS FILING NO. 28377.**

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: 09/06/2017

Rosa Maria Cosio  
Rosa Maria Cosio

Erasmus David Cosio  
Erasmus David Cosio

STATE OF **NEVADA**                    )  
  ): **ss.**  
COUNTY OF **DOUGLAS**            )

This instrument was acknowledged before me on 10/17/17 by  
Rosa Maria Cosio and Erasmo David Cosio

Natalie Frey  
Notary Public  
(My commission expires: 05/31/2021 )

 **NATALIE FREY**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 17-2786-5 - Expires May 31, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**September 06, 2017** under Escrow No. **143-2527110**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-15-110-023
- 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: \$208,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$208,500.00
- d) Real Property Transfer Tax Due \$813.15

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: *M. Frey*

Capacity: *E. Officer*

Signature: \_\_\_\_\_

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

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

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

Print Name: Rosa Maria Cosio + ERASMO DAVID COSIO

Print Name: Erik Geiger and Lindsay Geiger

Address: PO BOX 2754

Address: 1441 Topaz Lane

City: MINDEN

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89460

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

First American Title Insurance  
Print Name: Company

File Number: 143-2527110 NF/ NF

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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