

DOUGLAS COUNTY, NV **2017-908349**
RPTT:\$4660.50 Rec:\$35.00
\$4,695.50 Pgs=2 12/21/2017 03:07 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-04-001-005
File No: 143-2531671 (mk)
R.P.T.T.: \$4,660.50

When Recorded Mail To: Mail Tax Statements To:
Christopher Ferrari and Carole Ferrari
338 Crestglen Road
Glendora , CA 91741

GRANT, BARGAIN and SALE DEED

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

Jack B. Ottestad and Marsha L. Ottestad, Trustees, or their successors in Trust, under the Ottestad Living Trust dated December 17, 1997

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

Christopher Ferrari and Carole Ferrari, 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 1, AS SHOWN ON THE MAP OF GENOA ESTATES, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 7, 1966, IN BOOK 2 OF MAPS, AS DOCUMENT NO. 31256.

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: 11/16/2017

Jack B. Ottestad and Marsha L. Ottestad,
Trustees, or their successors in Trust, under the
Ottestad Living Trust dated December 17, 1997

Jack B. Ottestad
Jack B. Ottestad, Trustee

Marsha L. Ottestad
Marsha L. Ottestad, Trustee

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

This instrument was acknowledged before me on 11-21-17 by
Jack B. Ottestad and Marsha L. Ottestad, Trustee.

Mary Kelsh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 16, 2017 under Escrow No. **143-2531671.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-04-001-005
- 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 MULTI FAM RES

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: _____

\$1,195,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$1,195,000.00

d) Real Property Transfer Tax Due _____

\$4,660.50

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: [Signature]
Signature: _____

Capacity: agent
Capacity: _____

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

Jack B. Ottesrad and Marsha L. Ottestad Trustees of the Ottestad
Print Name: Living Trust
Address: PO Box 527
City: Genoa
State: NV Zip: 89411

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

Christopher Ferrari and
Print Name: Carole Ferrari
Address: 338 Crestglen Road
City: Glendora
State: CA Zip: 91741

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: 143-2531671 mk/ et
State: NV Zip: 89423

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