

APN# : 1121-35-001-030

RPTT: \$1,400.10

Recording Requested By:

Western Title Company

Escrow No.: 093488-WLD

When Recorded Mail To:

Eric Goss and Kathryn Goss

17263 Locust Ave

Patterson, CA 95363

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


Wendy Dunbar

Escrow Officer

*This document is executed in counterpart and is to be deemed one document

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Jackie Bray and Lisa Imbesi, as Co-Personal Representatives of The Estate of Michael Patrick Galgano also known as Michael P. Galgano pursuant to Order Confirming Sale of Real Property filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas under Case No. 15-PB-0141 recorded concurrently herewith

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Eric Goss and Kathryn Goss, husband and wife as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 02/08/2018

Grant, Bargain and Sale Deed – Page 2

The Estate of Michael Patrick Galgano also known as Michael P. Galgano, Deceased

By: Jackie Bray Co-Personal Representative

By: Lisa Inaudi, Co-Personal Representative

STATE OF _____

COUNTY OF _____

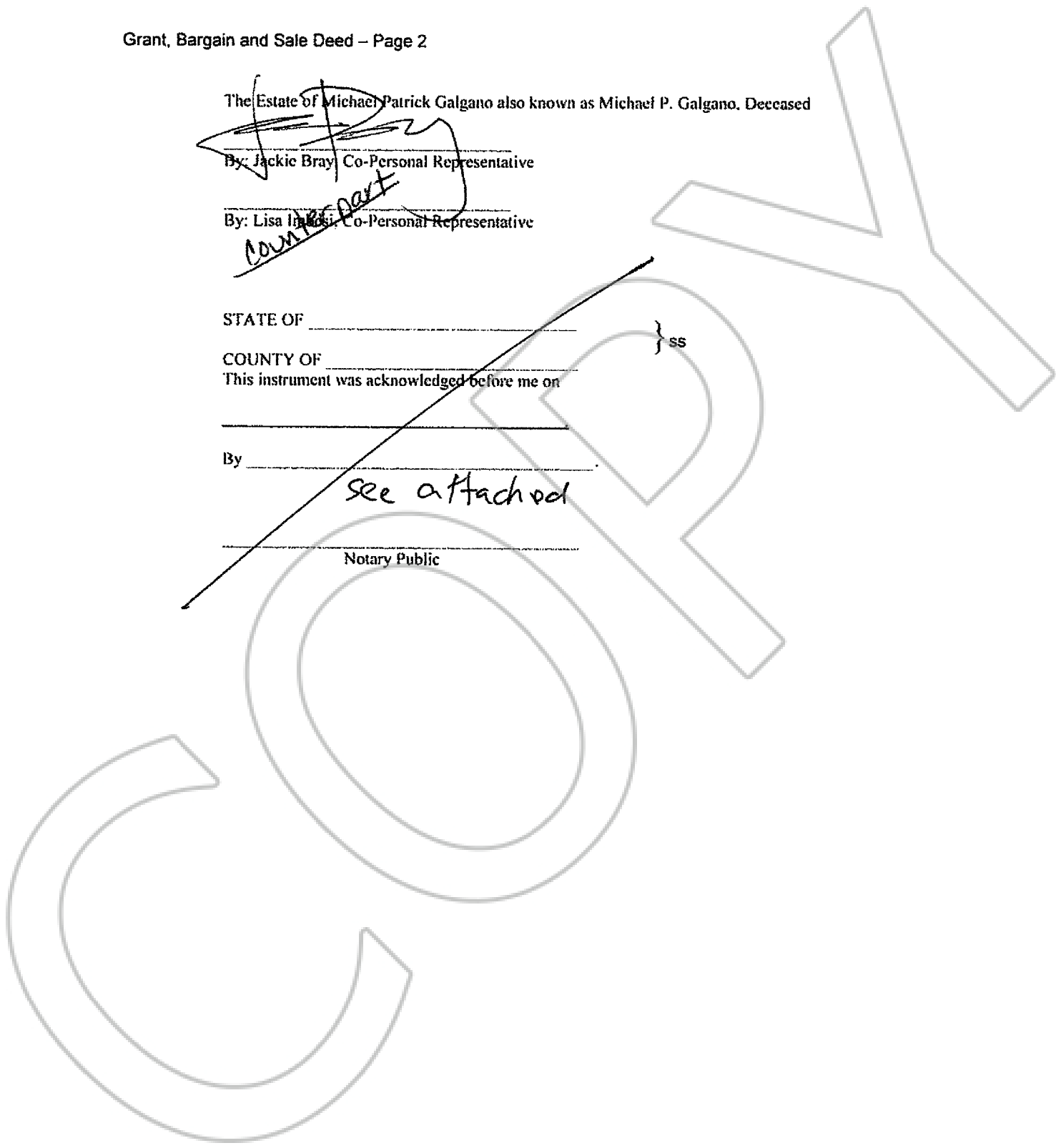
This instrument was acknowledged before me on

By _____

see attached

Notary Public

COUNTY OF



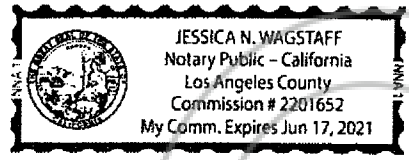
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On February 14th 2018 before me, Jessica N Wagstaff Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jacquelyn Bray
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Bargain and Sale Deed
Document Date: 2/14/2018 Number of Pages: (2)
Signer(s) Other Than Named Above: no other signers
Capacity(ies) Claimed by Signer(s)
Signer's Name: Jacquelyn Bray
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian of Conservator
 Other: _____
Signer is Representing: _____

The Estate of Michael Patrick Galgano also known as Michael P. Galgano, Deceased

~~By: Jackie Bray, Co-Personal Representative~~

By: Lisa Imbesi, Co-Personal Representative

STATE OF Nevada

COUNTY OF Clark

} SS

This instrument was acknowledged before me on
February 9, 2018

By Lisa Imbesi

Judy L. Deshone
Notary Public



EXHIBIT "A"

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

Parcel 1:

A parcel of land situated within Section 35, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East 1/4 corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; thence North 63°44'51" West, a distance of 1493.67 feet to a 5/8" rebar and the TRUE POINT OF BEGINNING; thence South 89°53'08" West, a distance of 859.43 feet to a point; thence North 01°12'53" East, a distance of 471.18 feet to a point; thence North 89°46'21" East, a distance of 845.01 feet to a point; thence South 00°32'18" East, a distance of 472.73 feet to the POINT OF BEGINNING.

Parcel 2:

A 30 foot wide easement for roadway and public utility purposes within Section 35, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East 1/4 corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; Thence North 59°50'19" West, a distance of 2530.61 feet to a point on the South line of the fifty foot wide roadway & utility easement shown on the Northerly fifty feet of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the Official Records of Douglas County and the TRUE POINT OF BEGINNING; Thence South 02°21'46" West, a distance of 4.05 feet to a point; Thence South 18°15'52" West, a distance of 84.84 feet to a point; Thence South 03°38'44" East, a distance of 105.72 feet to a point; Thence South 31°15'23" East, a distance of 33.42 feet to a point; Thence North 01°12'53" East, a distance of 77.29 feet to a point; Thence North 89°46'21" East, a distance of 7.98 feet to a point; Thence North 03°38'44" West, a distance of 52.99 feet to a point; Thence North 18°15'52" East, a distance of 83.23 feet to a point; Thence North 02°21'46" East, a distance of 9.60 feet to a point on the South line of the fifty foot wide roadway & utility easement shown on the Northerly fifty feet of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the Official Records of Douglas County; Thence South 89°46'21" West, along said easement line a distance of 30.03 feet to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Judgment of Partition of Real Property recorded in the office of the County Recorder of Douglas County, Nevada on April 30, 1996, as Document No. 386621 of Official Records.

Assessor's Parcel Number(s):
1121-35-001-030

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1121-35-001-030

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$359,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$359,000.00
 Real Property Transfer Tax Due: \$1,400.10

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jackie Bray and Lisa Imbesi, as Co-Personal Representatives of The Estate of Michael Patrick Galgano also known as Michael P. Galgano
 Address: 824 Maple St. #3
 City: Santa Monica
 State: CA Zip: 90405

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Eric Goss and Kathryn Goss
 Address: 17263 Locust Ave
 City: Patterson
 State: CA Zip: 95363

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 093488-WLD