

DOUGLAS COUNTY, NV  
RPTT:\$1560.00 Rec:\$35.00  
\$1,595.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2018-913971**

**05/09/2018 09:31 AM**

APN#: 1319-19-710-038

RPTT: \$1,560.00

Recording Requested By:

Western Title Company

Escrow No.: 095590-WLD

When Recorded Mail To:

Phillip Jon Monahan

P.O. BOX 3491

Stateline, NV 89449

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.070)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

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**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,

Edward Ferranto and Gillian Ferranto, co-trustees of the Ferranto Family Trust U/D/T dated December 24, 2002

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

Phillip Jon Monahan, a single man

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

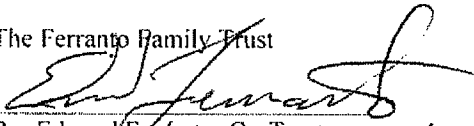
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

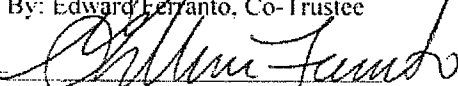
Parcel A of that certain Parcel Map for Robert M. Hoffman, recorded on December 26, 1978, in Book 1278, Page 1350 as Document No. 28467, Official Records of Douglas County, Nevada, being a Parcel Map of Lot 534, as shown on the Second Amended Map of Summit Village, filed in the Office of the County Recorder of Douglas County, Nevada on January 13, 1969, as Document No. 43419.

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

Dated: 04/12/2018

The Ferranto Family Trust

  
By: Edward Ferranto, Co-Trustee

  
By: Gillian Ferranto, Co-Trustee

STATE OF Nevada


COUNTY OF Douglas

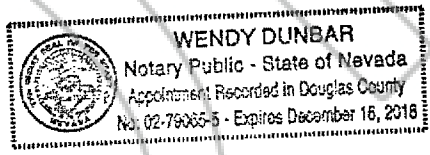
} ss

This instrument was acknowledged before me on

4-30-18

By Edward Ferranto and Gillian Ferranto.

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1319-19-710-038

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:	\$400,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$400,000.00
Real Property Transfer Tax Due:	\$1,560.00

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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Ferranto Family Trust U/D/T dated December 24, 2002  
 Address: 1263 Marj Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Phillip Jon Monahan  
 Address: P.O. BOX 3491  
 City: Stateline  
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company Esc. #: 095590-WLD  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

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