

A.P.N.: 1220-17-616-009
File No: 143-2543103 (mk)
R.P.T.T.: \$\$760.50

When Recorded Mail To: Mail Tax Statements To:
Dennis Calora and Marilyn Calora
1749 Bougainvillea Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Maryanne Road, LLC., a Nevada limited liability company

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

Dennis Calora and Marilyn Calora, husband and wife as joint tenants

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

**LOT 37 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH
PHASE 2, AS SHOWN ON SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 10, 2017 AS FILE
NO. 2017-902501.**

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: 05/01/2018

**This document was executed
in counter-part and
shall be deemed as one.**

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

This instrument was acknowledged before me on June 5, 2018 by G. Randy Lane managing member of Maryanne Road LLC

Mary Kelsh

Notary Public

(My commission expires: 11-6/2018)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-17-616-009
- 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: \$195,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$195,000.00
- d) Real Property Transfer Tax Due \$760.50

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: *Marianne*

Capacity: *agent*

Signature: _____

Capacity: _____

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

Print Name: Maryanne Road LLC., a Nevada limited liability company
Address: 1627 Hwy 395 N
City: Minden
State: NV Zip: 89423

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

Print Name: Dennis Calora and Marilyn Calora
Address: 1749 Bougainvillea Drive
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 143-2543103 mk/ mk
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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