DOUGLAS COUNTY, NV

2019-926254

RPTT:\$1411.80 Rec:\$35.00 \$1,446.80 Pgs=3

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

03/01/2019 01:53 PM

WHEN RECORDED MAIL TO: Michelle Ramos 1405 Pin Oak Drive Gardnerville, NV 89410

MAIL TAX STATEMENTS TO: Michelle Ramos 1405 Pin Oak Drive Gardnerville, NV 89410

Escrow No. 1900226-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1220-03-212-011

R.P.T.T. \$1,411.80

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Frank E. Werry, Personal Representative of The Estate of Joseph E. Vanacore AKA Joseph Edward Vanacore deceased pursuant to Case # 18-PB-0080

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michelle Ramos and Andrew Ramos, Wife and Husband, as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Frank E. Werry, Personal Representative of the Estate of Joseph Edward Vanacore AKA Joseph E. Vanacore deceased pursuant to Case # 18-PB-0080

Frank E. Werry, Personal Representative

STATE OF NEVADA COUNTY OF DOUGLAS

ss:

This instrument was acknowledged before me on, \_\_

by Frank E. Werry, Personal Representative of the Estate of Joseph Edward Vanacore AKA Joseph E.

Vanacore deceased pursuant to Case # 18-PB-0080

NOTARY PUBLIC



## EXHIBIT A LEGAL DESCRIPTION

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

Lot 11, Block G, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 3, file for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004, Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005, Book 0805, Page 14668, as Document No. 653714.

APN: 1220-03-212-011



## STATE OF NEVADA DECLARATION OF VALUE FORM

a.	Assessor Parcel Number	(-)		4	1 1
	1220-03-212-011				\ \
b.					\ \
C.				<del>_</del>	\ \
d.				_ /	\ \
			/		
2.	Type of Property:	. /			7
a.	□ Vacant Land	b. 🗹	Single Fam. Res.	FOR RECORDERS	OPTIONAL USE ONLY
C.	□ Condo/Twnhse	d. 🗆	2-4 Plex	Book	Page
е.	□ Apt. Bldg	f. 🗆	Comm'l/Ind'l	Date of Recording:	
g.	☐ Agricultural	h. 🗆	Mobile Home	Notes:	
i.	Other				
				_ \ \	
3. a.	Total Value/Sales Price	•	76.	\$ 362,000.00	
b.	Deed in Lieu of Foreclo	sure Only	(value of property)	\$	
C.	Transfer Tax Value			\$ 362,000.00	
d.	Real Property Transfer	Tax Due:	1	\$ <u>1,411.80</u>	
4.	If Exemption Claimed		1	\	
••		notion ne	r NRS 375.090, Sec	ction	
	b. Explain Reason for		The state of the s		
	b. Explain reason to	/ Excripti	OH.	1	
5.	Partial Interest: Percen	tage being	a transferred:	%	
-		-	_	<del></del> \ \	NDC 275 000 and NDC
				lty of perjury, pursuant to best of their information	
			13 COLLECT TO THE	Dest of files supplimation	and belief, and call be
		fcAMedur			
			pon to substantiate	the information provided	herein. Furthermore, the
parties	s agree that disallowanc	of any o	pon to substantiate claimed exemption,	the information provided or other determination of	herein. Furthermore, the additional tax due, may
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED