

DOUGLAS COUNTY, NV
RPTT:\$1411.80 Rec:\$35.00
\$1,446.80 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-926254

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

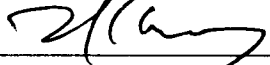
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michelle Ramos and Andrew Ramos , Wife and Husband, as joint tenants

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

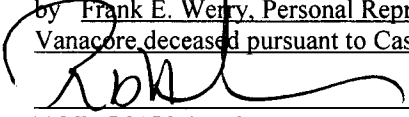


Frank E. Werry, Personal Representative

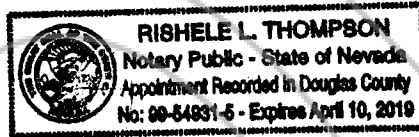
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/11/19
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



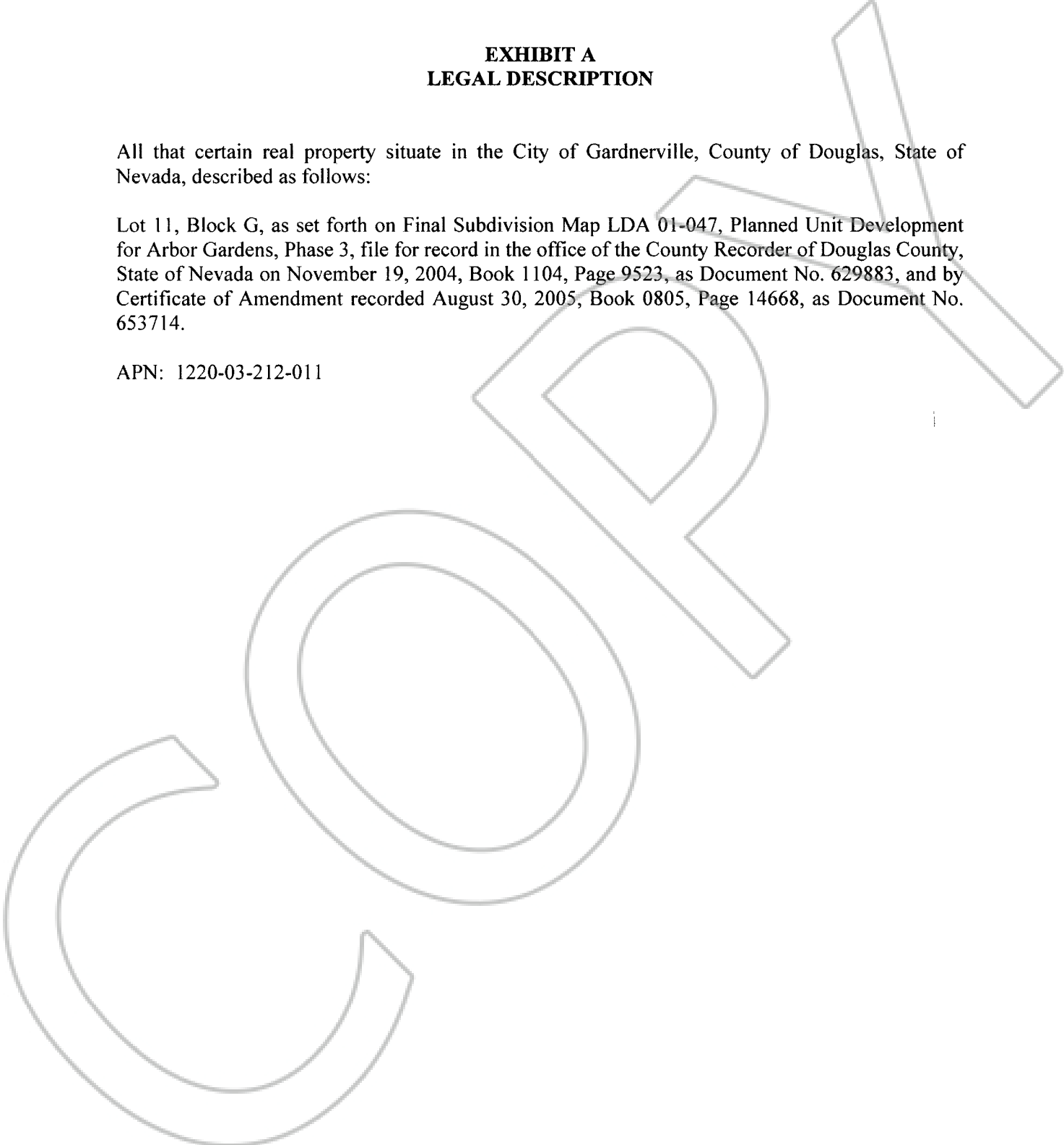
Escrow No. 1805964-RLT

**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**

1. Assessor Parcel Number(s)
 a. 1220-03-212-011
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 362,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 362,000.00
 d. Real Property Transfer Tax Due: \$ 1,411.80

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 _____ Capacity agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Frank E. Werry, Personal Representative of The Estate of Joseph E. Vanacore AKA Joseph Edward Vanacore deceased pursuant to Case # 18-PB-0080
 Address: P.O Box 19292
 City: Sacramento
 State: CA Zip: 95819

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Michelle Ramos & Andrew Ramos
 Address: 1405 Pin Oak Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01900226-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED