

DOUGLAS COUNTY, NV **2019-927551**
RPTT:\$1287.00 Rec:\$35.00
\$1,322.00 Pgs=2 **04/05/2019 01:43 PM**
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Peter Albert Negralle
Melanie G Negralle
1192 Manhattan Way
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 1901138-DKD

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.: 1220-17-614-005
R.P.T.T. \$1,287.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kelly Richter and Sherry Ackermann, Co-Successor Trustees of
The Teresa Welty 1995 Trust Dated July 11, 1995

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Peter Albert Negralle and Melanie G Negralle. Husband and Wife as Joint
Tenants with Right of Survivorship

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

Lot 23, in Block G, of the AMENDED MAP OF RANCHOS ESTATES, according to the map thereof,
filed in the office of the County Recorder of Douglas County, Nevada, on October 30, 1972 in Book 1072,
Page 642, as Document No. 62493

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

The Teresa Welty 1995 Trust

Kelly Richter
Kelly Richter, Co-Successor Trustee

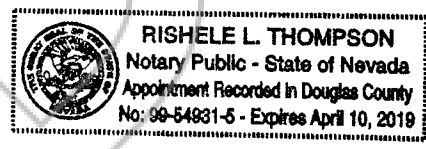
Sherry Ackermann
Sherry Ackermann, Co-Successor Trustee

STATE OF NEVADA
COUNTY OF ~~CARSON CITY~~
Douglas

} ss:

This instrument was acknowledged before me on , 3/29/19
by Kelly Richter and Sherry Ackermann, Co-Successor Trustees

Rishele L. Thompson
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-17-614-005
 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: \$ 329,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 329,900.00
 d. Real Property Transfer Tax Due: \$ 1,287.00

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kelly Richter and Sherry Ackermann,
 Co-Successor Trustees
 Address: 1304 Maconna Ln
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Peter Albert Negralle and Melanie G
 Negralle
 Address: 1192 Manhattan Way
 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.: 01901138-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED