

DOUGLAS COUNTY, NV **2019-928229**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2 **04/24/2019 03:54 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E07

WHEN RECORDED MAIL TO: *mail to*
Margaret M. Capalbo *Stransted*
P.O. BOX 456
Gardner, NV 89411

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)

Space Above for Recorder's Use Only

APN No.: 1319-09-501-002
Escrow No. 1901402-RLT
R.P.T.T. \$\$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Margaret M Capalbo, a widow
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to
Margaret M Capalbo, Trustee of the M.M. Capalbo Living Trust, dated January 22, 2015

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.

Margaret M. Capalbo
Margaret M. Capalbo

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

4-19-2019

This instrument was acknowledged before me on _____
by *Margaret M. Capalbo* _____

NOTARY PUBLIC



Escrow No.: 1901402-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

All those certain tracts of lands located, situated and being in the Northeast 1/4 of the Northeast 1/4 of Section 9, and the Northwest 1/4 of the Northwest of Section 10, Township 13 North, Range 19 East, M.D.B.&M., in Douglas County, State of Nevada, and more particularly described as follows, to-wit:

From the section corner common to Sections 3, 4, 9 and 10 of said Township and Range; thence East along the North line of Section 10 a distance of 639.47 feet to a point on the Westerly right of way line of the County Road; thence South 23° 39' 40" West along the right of way line 1075.00 feet to the true point of beginning at the Northeasterly corner of the parcel; thence South 23° 39' 40" West along said right of way line 300.00 feet to the Southeasterly corner of the parcel; thence North 66° 20' 20" West 764.00 feet to the Southwesterly corner of the parcel; thence North 52° 19' 40" East 341.90 feet to the Northwesterly corner of the parcel; thence South 66° 20' 20" East 600 feet to the point of beginning.

In Compliance with the Nevada Revised Statute 111.312, the herein above legal description was taken from instrument recorded 7/22/2010 as Document No. 20101008229, recorded in the official records of Douglas County, State of Nevada.

APN: 1319-09-501-002

Note: Document No. 856062 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-09-501-002
- 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**
Notes:
Verified Trust ~A.B. 4/24/19

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 7
- b. Explain Reason for Exemption: TRANSFERRING TO TRUST WITHOUT CONSIDERATION

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 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 Margaret M. Capalbo Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Margaret M. Capalbo
 Address: P.O. Box 456
 City: Genoa
 State: NV Zip: 89411

(REQUIRED)
 Print Name: Margaret M. Capalbo, TRUSTEE
 Address: P.O. Box 456
 City: Genoa
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Titor Title of Nevada, Inc.
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

Escrow #: 1901402-RLT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)