

DOUGLAS COUNTY, NV  
RPTT:\$1521.00 Rec:\$35.00  
\$1,556.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2019-932328**

**07/19/2019 01:43 PM**

WHEN RECORDED MAIL TO:  
Robert J. Nisonger  
1321 Silver Linden  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Robert J. Nisonger  
Same as above

Escrow No. 1903434-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.: 1220-03-212-026  
R.P.T.T. \$1,521.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

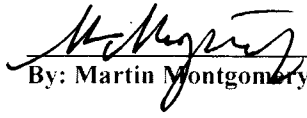
**THIS INDENTURE WITNESSETH:** That Washoe Housing Authority

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Robert J. Nisonger, an unmarried man and Shandise Ferretti, a single man 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.**

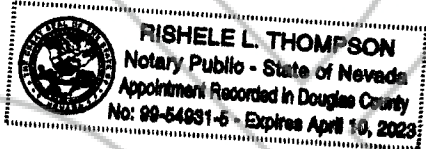
Washoe Housing Authority

  
By: Martin Montgomery, Executive Director

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 7/17/19 } ss:  
by ~~Washoe Housing Authority~~ Martin Montgomery &

\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. 1903434-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 26, Block D, 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: 1220-03-212-026

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-03-212-026  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:      \$ 390,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 390,000.00  
 d. Real Property Transfer Tax Due:      \$ 1,521.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Washoe Housing Authority  
 Address: 919 US hwy 395 N  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Robert J. Nisonger + Shondise Ferretti  
 Address: 1321 Silver Linden  
 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.: 01903434-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED