

DOUGLAS COUNTY, NV  
RPTT:\$1560.00 Rec:\$35.00  
\$1,595.00 Pgs=4  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2019-934573

08/30/2019 12:27 PM

WHEN RECORDED MAIL TO:  
Jacob Ferriera + Tylar Negrete  
610 Patricia Court  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Jacob Ferriera  
Same as above

Escrow No. 1904259-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.: 1220-22-410-225  
R.P.T.T. \$1,560.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That John Nelson Redman Jr. and Patricia Raye Redman,  
Trustees of The Redman Family Trust dated October 3, 2007

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Jacob Ferriera a single man and Tylar Negrete, a single woman 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.**

John Nelson Redman Jr. and Patricia Raye Redman, Trustees of The Redman Family Trust dated October 3, 2007

John Nelson Redman Jr. Trustee X Patricia Raye Redman, Trustee

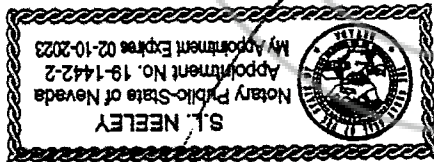
STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on, 8-29-19  
by John Nelson Redman Jr. and Patricia Raye Redman, Trustees of The Redman Family Trust dated October 3, 2007 ONLY

NOTARY PUBLIC

Kevin H. Bradley  
Witness  
KEVIN H. BRADLEY

Jennifer Almeida  
Witness  
Jennifer Almeida



# Acknowledgment Certificate

State of Nevada }

County of WASHOE }

Acknowledged before me, S.L. Neeley, Notary Public, by

PATRICIA RAYE REDMAN, TRUSTEE OF THE REDMAN  
FAMILY TRUST dated OCTOBER 3, 2007 AND WHO  
MADE HER SIGNATURE BY MARK.

on this 29<sup>th</sup> day of AUGUST, 2019 and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as his/her/their free act and deed, for the purposes stated therein.

Witness my hand and official seal.



A handwritten signature in black ink, appearing to be "S.L. Neeley", written over a horizontal line.

S.L. Neeley,  
Notary Public in and for the State of Nevada  
My commission expires: 2-10-2023

GRANT, BARGAIN, SALE DEED - 2 PAGES + THIS CERTIFICATE  
Document Title, Date, Number of Pages including this Certificate

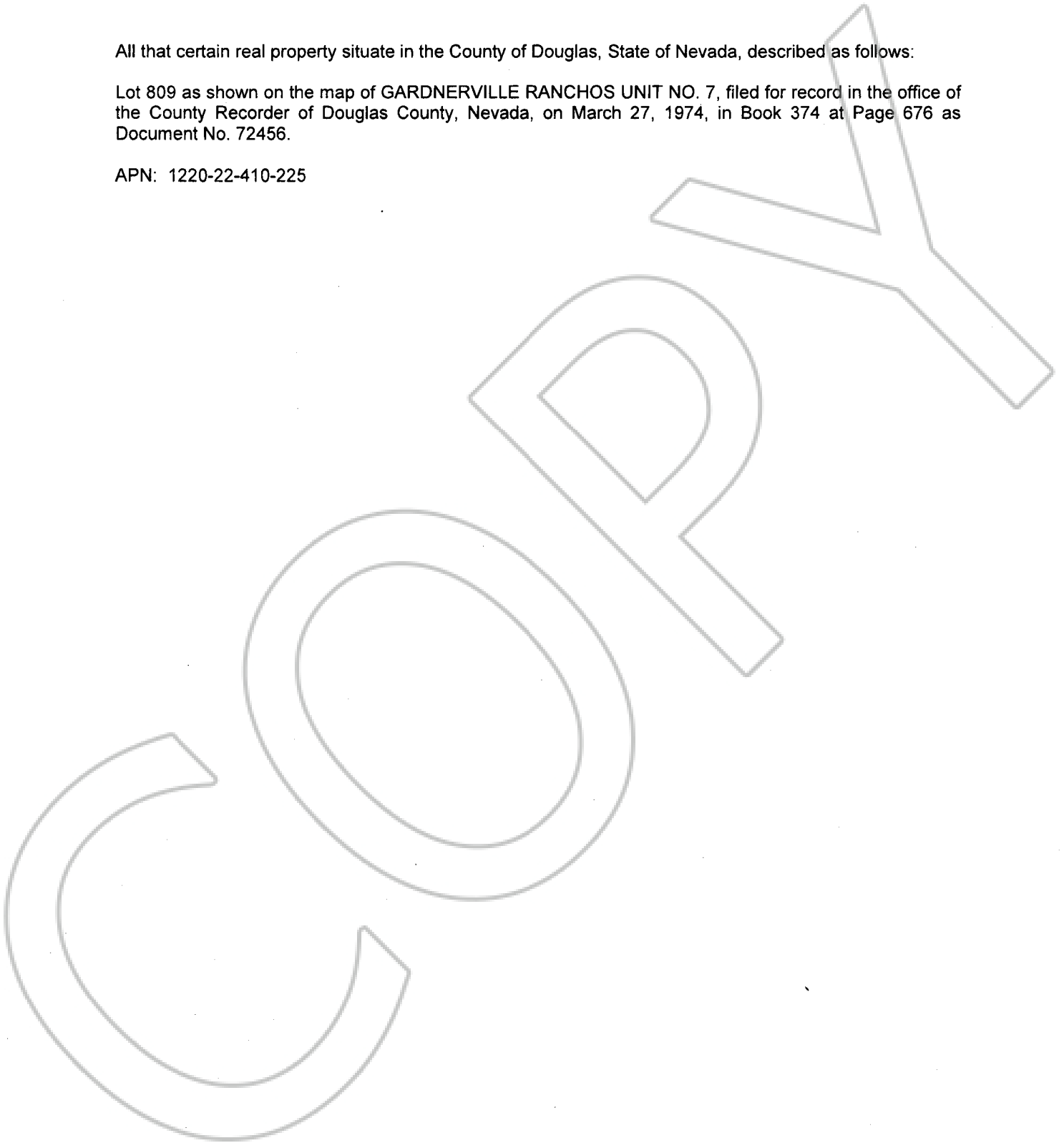
Order No.: 01904259-RLT

EXHIBIT A

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

Lot 809 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

APN: 1220-22-410-225



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-22-410-225  
 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:                      \$ 400,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 400,000.00  
 d. Real Property Transfer Tax Due:                                \$ 1,560.00

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Nelson Redman Jr. and Patricia Raye Redman, Trustees of The Redman Family Trust dated October 3, 2007  
 Address: 14245 S. Whisperwood Dr.  
 City: Reno  
 State: NV Zip: 89521

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jacob L. Ferriera & Tylar Negrete  
 Address: 610 Patricia Ct  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Titor Title of Nevada, Inc.                      Escrow No.: 01904259-020-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