

A.P.N.: 1420-34-710-019  
File No: 46001-1634184-19 (jf)  
R.P.T.T.: \$1,716.00

When Recorded Mail To: Mail Tax Statements To:  
Adam Jay Manning, et al  
1596 Jones Street  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Carol J. Vogel, Trustee under the Edison and Carol Vogel Living Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Adam Jay Manning and Esther Michelle Manning, husband and wife and Thomas Jay Manning, an unmarried man as joint tenants with right of survivorship

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

**LOT 19, AS SHOWN ON THE MAP OF SIERRA VIEW SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 18, 1960, UNDER FILE NO. 15897.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 9/9/2019

Edison and Carol Vogel Living Trust

*Carol J. Vogel*

Carol J. Vogel, Trustee

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on Sept 9, 2019 by **Carol J. Vogel.**

*J. Ferrell*  
Notary Public  
(My commission expires: 6-7-2021)

J. FERRELL  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 13-11428-5 - Expires June 7, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 9, 2019** under Escrow No. **46001-1634184-19.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-710-019
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$440,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$440,000.00
- d) Real Property Transfer Tax Due \$1,716.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Carol J. Vogel

Capacity: Grantor

Signature: Adam Jay Manning

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Carol J. Vogel, Trustee under the  
Edison and Carol Vogel Living

Print Name: Trust

Address: 1596 Jones St.

City: Minden

State: NV Zip: 89523

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Adam Jay Manning and  
Esther Michelle Manning

Print Name: and Thomas Jay Manning

Address: 1596 Jones Street

City: Minden

State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: North American Title Company

File Number: 46001-1634184-19 jf/ jf

Address 520 Hammill Lane

City: Reno

State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)