

APN: 1022-08-001-025

Escrow No. 00247940 - 016 - 18
RPTT 507.00
When Recorded Return to:
Salvatore Miano
2243 Owl Meadow
Folsom, Ca 95630

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Carson Group, LLC a Nevada Limited Liability Company dba Homevestors

do(es) hereby Grant, Bargain, Sell and Convey to
Salvatore Miano and Shannon Miano, husband and wife as joint tenants with Right of
Survivorship

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

See Exhibit A attached hereto and made a part hereof.

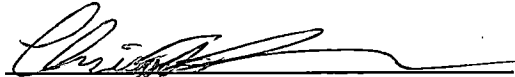
Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

SPACE BELOW FOR RECORDER

PAGE 2 OF GRANT, BARGAIN, SALE DEED

Witness my/our hand(s) this 12th day of September, 2019

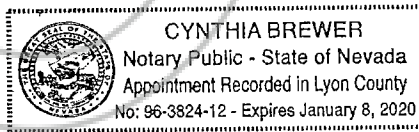
The Carson Group, LLC dba
Homevestors


By: Christopher Carson, Manager

STATE OF NEVADA
COUNTY OF CARSON CITY

This instrument was acknowledged before me on September 12, 2019,
By Christopher Carson.

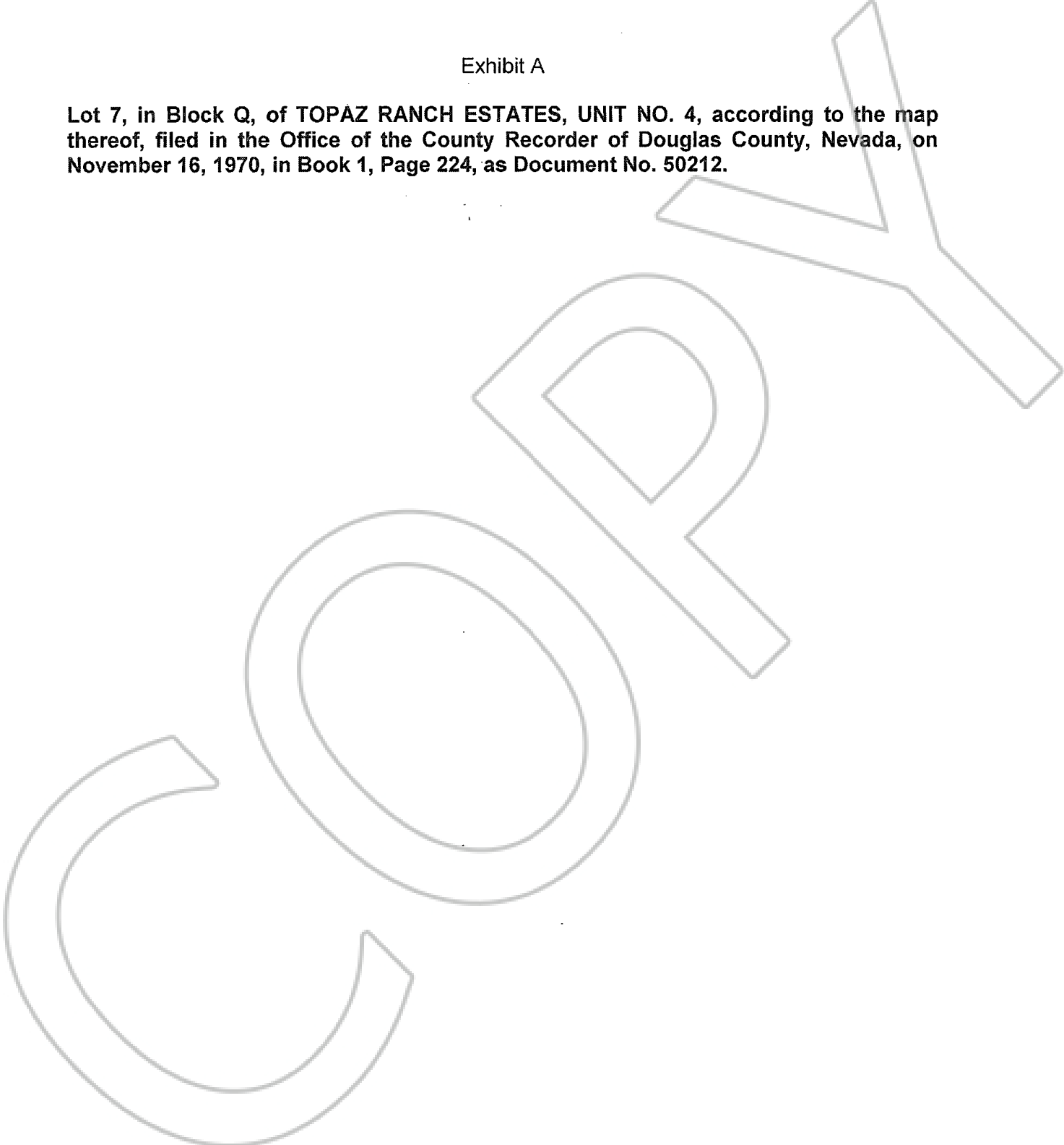

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 7, in Block Q, of TOPAZ RANCH ESTATES, UNIT NO. 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 1, Page 224, as Document No. 50212.



SPACE BELOW FOR RECORDER

1. APN: 1022-08-001-025

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. **Total Value/Sales Price of Property:** \$130,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$130,000.00
 Real Property Transfer Tax Due: \$ 507.00

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 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 <u>[Signature]</u>	Capacity <u>Esc. Holder</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Carson Group, LLC dba Homevestors	Print Name: Salvatore & Shannon Miano
Address: 1170 Pineridge Dr	Address: 2243 Owl Meadow
City/State/Zip: Reno, NV 89509	City/State/Zip: Folsom, Ca 95630

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00247940-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)