

DOUGLAS COUNTY, NV
RPTT:\$3880.50 Rec:\$35.00
\$3,915.50 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2019-935826

09/27/2019 02:49 PM

Assessor's Parcel No: 1318-15-610-015

167575-270

Grantors declare:

Documentary Transfer Tax is: \$ 3,880.50

When Recorded Mail To:

(Tax Statements Same)

Jay & Stephanie Manning
P.O. Box 11702
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Roxene D. Giomi, Trustee of The Harold G. and Roxene D. Giomi Living Trust UTD
January 13, 2016

Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

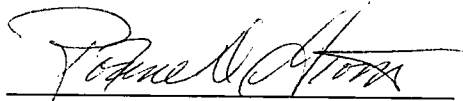
Jay Manning and Stephanie Manning, husband and wife, as Joint Tenants

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

See "Exhibit A" attached hereto and made a part hereof

WITNESS my hand this 9 day of September, 2019

The Harold G. and Roxene D. Giomi Living Trust UTD January 13, 2016



Roxene D. Giomi, Trustee

COOPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 9/9/2019 before me, R.M. Kenton a Notary Public, Roxene D. Giomi personally appeared

Roxene D. Giomi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: R.M. Kenton
(typed or printed)



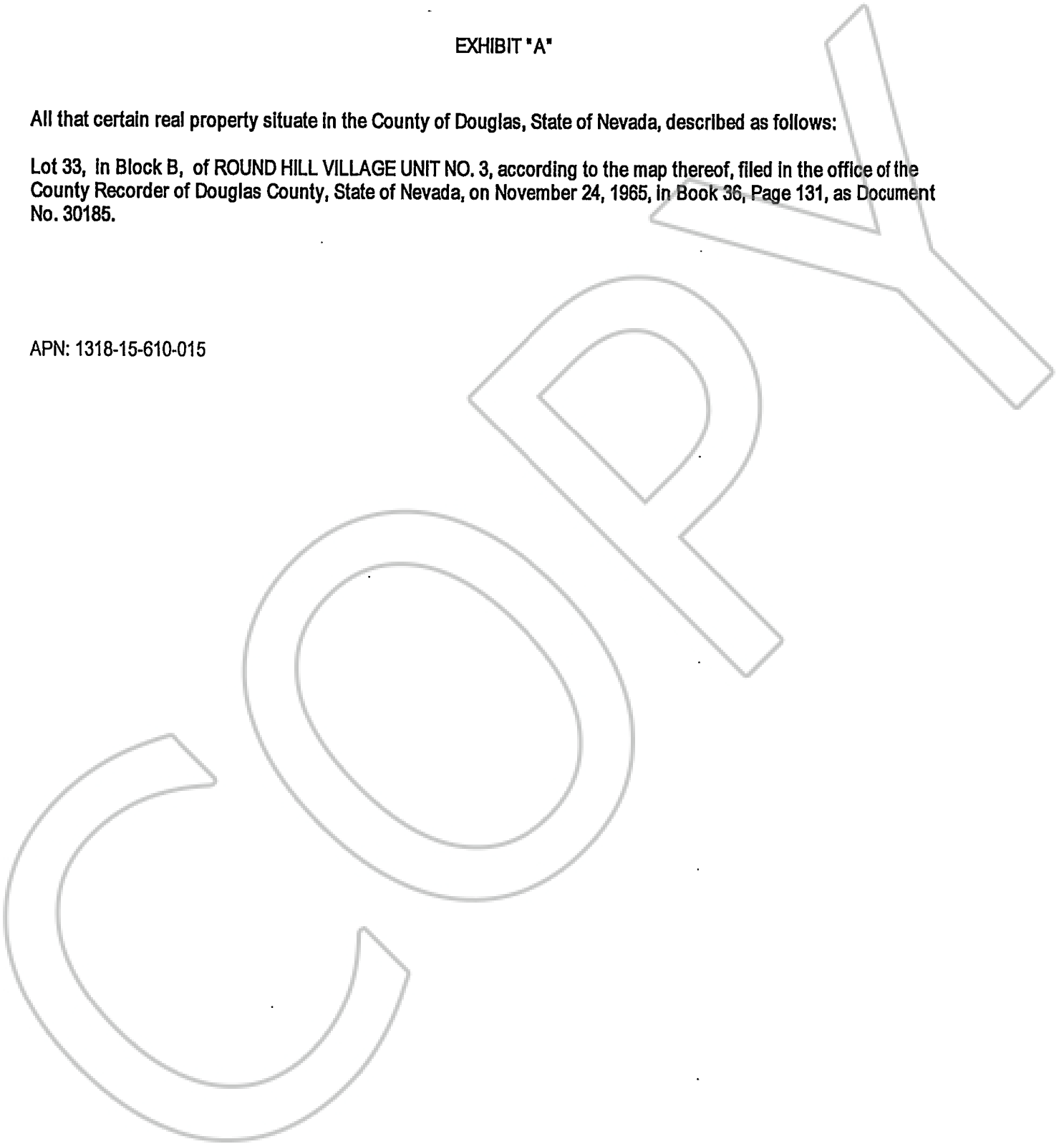
(Seal)

EXHIBIT "A"

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

Lot 33, in Block B, of ROUND HILL VILLAGE UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, in Book 36, Page 131, as Document No. 30185.

APN: 1318-15-610-015



State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

1. Assessor Parcel Number(s)

- a) 1318-15-610-015
- b) _____
- c) _____
- d) _____

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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:

3. Total Value/Sales Price of Property: \$ 995,000.00
 Deed in Lieu of Foreclosure Only (value of property): \$ 0.00
 Transfer Tax Value: \$ 995,000.00
 Real Property Transfer Tax Due: \$ 3,880.50

3. If Exemption Claimed:

Transfer Tax Exemption : N/A
Explain Reason for Exemption: N/A

1. 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 _____
Signature _____

Capacity Seller
Capacity Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: The Harold G & Roxene D. Giomi Trust
Address: 2039 Fish Springs Road
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Jay & Stephanie Manning
Address: 315 Ute Way P.O. Box 11702
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: ETR co on behalf of WESTERN TITLE COMPANY
Address: 5390 Kietzke Lane, Ste 101
City: Reno

State: NV Zip: 89511

107575-RTD

State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
a) 1318-15-610-015
b) _____
c) _____
d) _____

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c) _____ Condo/Twnhse d) _____ 2-4 Plex
e) _____ Apt. Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) _____ Other:

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Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Roxene D. Giomi* Capacity Seller
Signature _____ Capacity Buyer

**SELLER (GRANTOR) INFORMATION
REQUIRED**

Print Name: **The Harold G & Roxene D. Giomi Trust**
Address: **2039 Fish Springs Road**
City: **Gardnerville**
State: **NV** Zip: **89410**

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name: **Jay & Stephanie Manning**
Address: **315 Vite Way P.O. Box 11702**
City: **Zephyr Cove**
State: **NV** Zip: **89448**

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

Print Name: ETR co on behalf of WESTERN TITLE COMPANY
Address: 5390 Kietzke Lane, Ste 101
City: Reno State: NV Zip: 89511

107575-270

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)