

DOUGLAS COUNTY, NV **2019-937026**
RPTT:\$2515.50 Rec:\$35.00
\$2,550.50 Pgs=1 **10/23/2019 09:35 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-10-415-066

Escrow No. 00249424 - 016 - 17
RPTT 2,515.50
When Recorded Return to:
Leonard B. Werbin
614 Ladin Lane
Lakeway, TX 78734
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,
Robert A Mancinelli and Sandra R Mancinelli, Trustees of the Mancinelli Living Trust dated
July 24, 2007

do(es) hereby Grant, Bargain, Sell and Convey to
Leonard B. Werbin, Authorized Trustee of the Werbin Family Trust dated 10-20-92

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

**Lot 1 in Block D, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION NO. 4,
according to the Official Map, filed in the Office of the County Recorder of Douglas
County, Nevada, on June 7, 1955, as File No. 10441.**

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

Witness my/our hand(s) this 22nd day of OCTOBER, 2019


Mancinelli Living Trust
Robert A. Mancinelli
Robert A. Mancinelli, Trustee

Sandra R Mancinelli
Sandra R Mancinelli, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 10-22, 2019,
by Robert A Mancinelli and Sandra R Mancinelli

Dena Reed
NOTARY PUBLIC

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

SPACE BELOW FOR RECORDER

1. APN: 1318-10-415-066

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: \$645,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$645,000.00
 Real Property Transfer Tax Due: \$ 2,515.50

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: grantor
Signature: _____	Capacity: grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>* Robert A & Sandra R. Mancinelli, ttees</u>	Print Name: <u>** Leonard B. Werbin, ttee</u>
Address: <u>PO Box 1847</u>	Address: <u>614 Ladin Lane</u>
City/State/Zip: <u>Zephyr Cove, NV 89448</u>	City/State/Zip: <u>Lakeway, TX 78734</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00249424-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* Of the Mancinelli Living Trust dated 7/24/2007
 ** Authorized Trustee of the Werbin Family Trust dated 10/20/92