

A.P.N.: 1220-04-516-019
File No: 143-2582182 (mk)
R.P.T.T.: \$858.00

When Recorded Mail To: Mail Tax Statements To:
George S. Chighizola and Catherine M. Chighizola
PO Box 565
Gardnerville , NV 89410

GRANT, BARGAIN and SALE DEED

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

Amy E. Frankwich Jackson, Trustee of The Amy Frankwich Jackson Revocable Living Trust, dated December 20, 2011

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

George S. Chighizola and Catherine M. Chighizola, husband and wife as joint tenants with right of survivorship

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

LOT 46, OF UNIT ONE EL DORADO VILLAGE, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 14, 1973, IN BOOK 1273, PAGE 352, AS DOCUMENT NO. 70678.

TOGETHER WITH A 1/46 INTEREST IN AND TO LOTS A, B AND C, DESIGNATED AS COMMON AREAS OF SAID SUBDIVISION.

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: 01/21/2020


The Amy Frankwich Jackson Revocable Living Trust

Amy E. Frankwich Jackson TTEE
Amy E. Frankwich Jackson, Trustee

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

This instrument was acknowledged before me on 2.20.2020 by
~~The Amy Frankwich Jackson Revocable Living Trust/~~
AMY E FRANKWICH JACKSON, as trustee

Emily Tobias
Notary Public
(My commission expires: 5/31/21)

 **EMILY TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-6 - Expires May 31, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 21, 2020** under Escrow No. **143-2582182**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-516-019
- 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: \$219,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$219,900.00
- d) Real Property Transfer Tax Due \$858.00

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

The Amy Frankwich Jackson
Print Name: Revocable Living Trust
Address: 1381 Mary Jo Dr

City: Gardnerville
State: NV Zip: 89460

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

George S. Chighizola and
Print Name: Catherine M. Chighizola
Address: PO Box 565

City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2582182 mk/ et
State: NV Zip: 89423

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