

DOUGLAS COUNTY, NV
RPTT:\$1751.10 Rec:\$40.00
\$1,791.10 Pgs=2
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2020-943365

03/11/2020 01:01 PM

A.P.N.: 1320-29-610-032
File No: 143-2582036 (mk)
R.P.T.T.: \$1,751.10

When Recorded Mail To: Mail Tax Statements To:
The Rita Leanne McAuliffe Family Revocable Trust
1113 Chantel Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Luciano C. Reynoso and Daisy S. Reynoso, husband and wife, and Ryan R. Reynoso, a married man as his sole and separate property, as joint tenants with right of survivorship

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

Rita Leanne McAuliffe, trustee of The Rita Leanne McAuliffe Family Revocable Trust,
dated September 25, 2018

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


LOT 46 IN BLOCK C, AS SET FORTH ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 02-05 FOR MONTERRA PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 24, 2005 IN BOOK 0805, PAGE 11150 AS DOCUMENT NO. 653145 OF OFFICIAL RECORDS.

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.

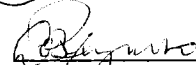
Subject to

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.

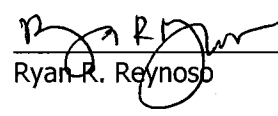
Date: 01/17/2020



Luciano C. Reynoso




Daisy S. Reynoso



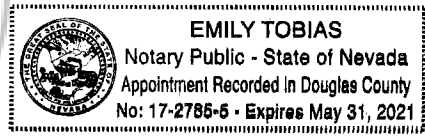
Ryan R. Reynoso

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

This instrument was acknowledged before me on 3-10-2020 by
Luciano C. Reynoso and Daisy S. Reynoso and Ryan R. Reynoso



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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 17, 2020 under Escrow No. **143-2582036**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-610-032
- 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: _____

\$449,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$449,000.00

d) Real Property Transfer Tax Due _____

\$1,751.10

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

Luciano C. Reynoso and Daisy S.

Print Name: Reynoso and Ryan R. Reynoso

Address: 1540 Quarry Ct

City: Virginia Beach

State: VA Zip: 23464

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

The Rita Leanne McAuliffe

Print Name: Family Revocable Trust

Address: 1113 Chantel Drive

City: Minden

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2582036 mk/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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