

DOUGLAS COUNTY, NV

2020-946829

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/29/2020 02:08 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E07

APN: **1418-34-210-023**

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Joseph Ferndino
27353 Lindon Lane
Valencia CA 91354

ESCROW NO: 11000914-JML

RPTT \$ 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph Ferndino and Beth Ferndino Husband and Wife as joint tenants with right of survivorship**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Joseph Ferndino and Beth Ferndino Trustees of the Joseph J. and Beth N. Ferndino Family Trust UTD DTD 11-7-2006

all that real property situated in the Unincorporated area of Glenbrook, 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.

Joseph Ferndino

Joseph Ferndino

Beth Ferndino

Beth Ferndino

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 5-29-2020,

by Joseph Ferndino and Beth Ferndino,

J. Lane

Notary Public

(seal)

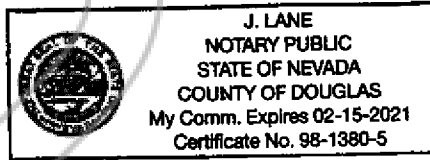


EXHIBIT A
Legal Description

That portion of Lot 19 as shown on the Map of Lakeridge Estates No. 1 filed in the office of the County Recorder of Douglas County, Nevada, on February 23, 1959, that is described as follows:

Beginning at the Northeast corner of said Lot;

Thence North 39°49'' feet West along the North line of said lot, which line is the South Boundary of Lot 1 of the West Half Section 34, Township 14 North, Range 13 East, M.D.B. & M., a distance of 113.63 feet;

Thence a distance of 112.62 feet, more or less, to the Southwest corner of said Lot;

Thence South 36°21'40'' East along the South line of said Lot a distance of 49.57 feet to the Southeast corner thereof;

Thence North 25°15' East along the most Easterly line of said Lot a distance of 128.15 feet to the Point of Beginning.

Note: Legal description previously contained in Document No. 771424 recorded September 30, 2010, Book 910, Page 6707, Official Records of Douglas County, State of Nevada.

APN: 1418-34-210-023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1418-34-210-023
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from Spouses to Trust w/o consideration

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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph & Beth Ferndino
 Address: 27353 Lindon Lane
 City: Valencia
 State: CA Zip: 91354

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Joseph Ferndino and Beth Ferndino
 Address: 27353 Lindon Lane
 City: Valencia
 State: CA Zip: 91354

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000914-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED