

DOUGLAS COUNTY, NV **2020-947134**
RPTT:\$7507.50 Rec:\$40.00
\$7,547.50 Pgs=2 **06/04/2020 02:25 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-710-030
R.P.T.T.: \$7,507.50
Escrow No.: 20003711-DR
When Recorded Return To:
Douglas C Kraus and Sandra F Kraus
12007 S Blackfoot Dr.
Phoenix, AZ 85044

Mail Tax Statements to:
Douglas C Kraus and Sandra F Kraus
12007 S Blackfoot Dr.
Phoenix, AZ 85044

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Gerard Nardini, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to
Douglas C Kraus and Sandra F Kraus, husband and wife, as joint tenants with right of survivorship

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

Lot 30, of Lakewood Knolls, according to the map thereof, filed in the Office of the County Recorder of
Douglas County, Nevada, on May 29th, 1958, as Document No. 13163.

Assessors Parcel No.: 1318-23-710-030

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

Dated this 28 day of May, 2020.


[Signature]
Gerard Nardini

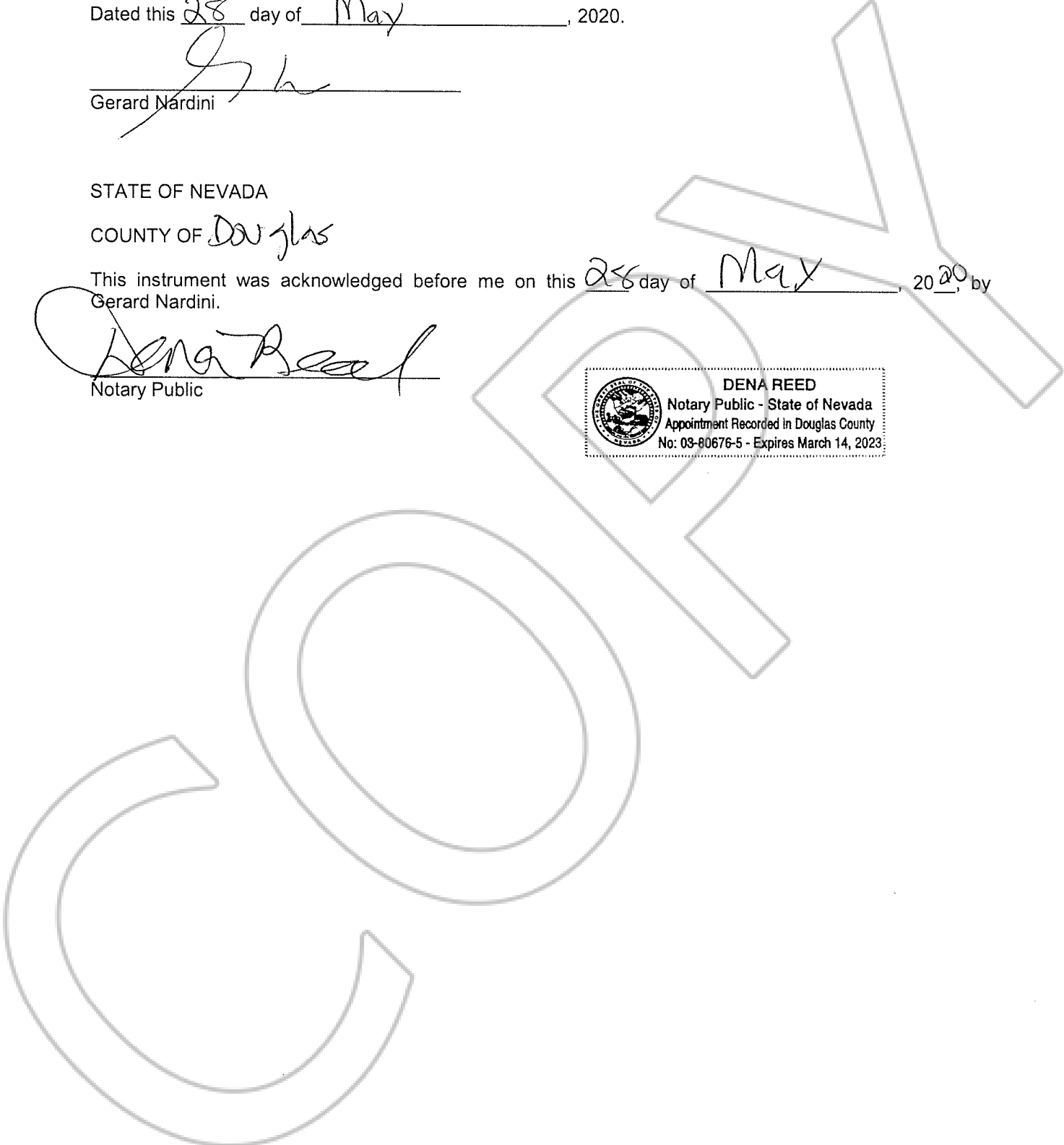
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 28 day of May, 2020, by Gerard Nardini.

[Signature]
Notary Public

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



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-710-030
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$1,925,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,925,000.00
 d. Real Property Transfer Tax Due: \$7,507.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gerard Nardini
 Address: P.O. Box 5981
 City: Stateline
 State: NV Zip: 89449

Print Name: Douglas C Kraus and Sandra F Kraus
 Address: 12007 S Blackfoot Dr.
 City: Phoenix
 State: Arizona Zip: 85044

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20003711-DR
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED