

DOUGLAS COUNTY, NV **2020-947196**  
RPTT:\$1599.00 Rec:\$40.00  
\$1,639.00 Pgs=3 **06/05/2020 11:47 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-15-714-016

**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:**  
Nathalia Stancioli and Ryan Barrows  
PO Box 11944  
Zephyr Cove, NV 89448

**ESCROW NO: 11000924-JML**

RPTT \$1,599.00

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITHESETH:** That Michael A. Sexton and Mayra Z. Mejia-Sexton, as co-trustees of The Sexton and Mejia-Sexton Family Trust U/A dated January 11, 2019 as to an undivided 50% interest and Layla Maranjo and Fabrizio D. Mejia, wife and husband as joint tenants; all as tenants in common

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

**Nathalia Stancioli, an unmarried women and Ryan Barrows, an unmarried man as joint tenants with rights of survivorship**

all that real property situated in the City of Zephyr Cove, 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.

The Sexton and Mejia-Sexton Family Trust U/A dated  
January 11, 2019

[Signature] Trustee

Michael A. Sexton, Trustee

The Sexton and Mejia-Sexton Family Trust U/A dated  
January 11, 2019

[Signature] Trustee

Mayra Z Mejia-Sexton, Trustee

[Signature]

Layla Naranjo

[Signature]

Fabrizio D. Mejia

STATE OF NEVADA }  
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on May 22, 2020.

by Michael A. Sexton, Mayra Z Mejia-Sexton, Layla Naranjo, Fabrizio D. Mejia

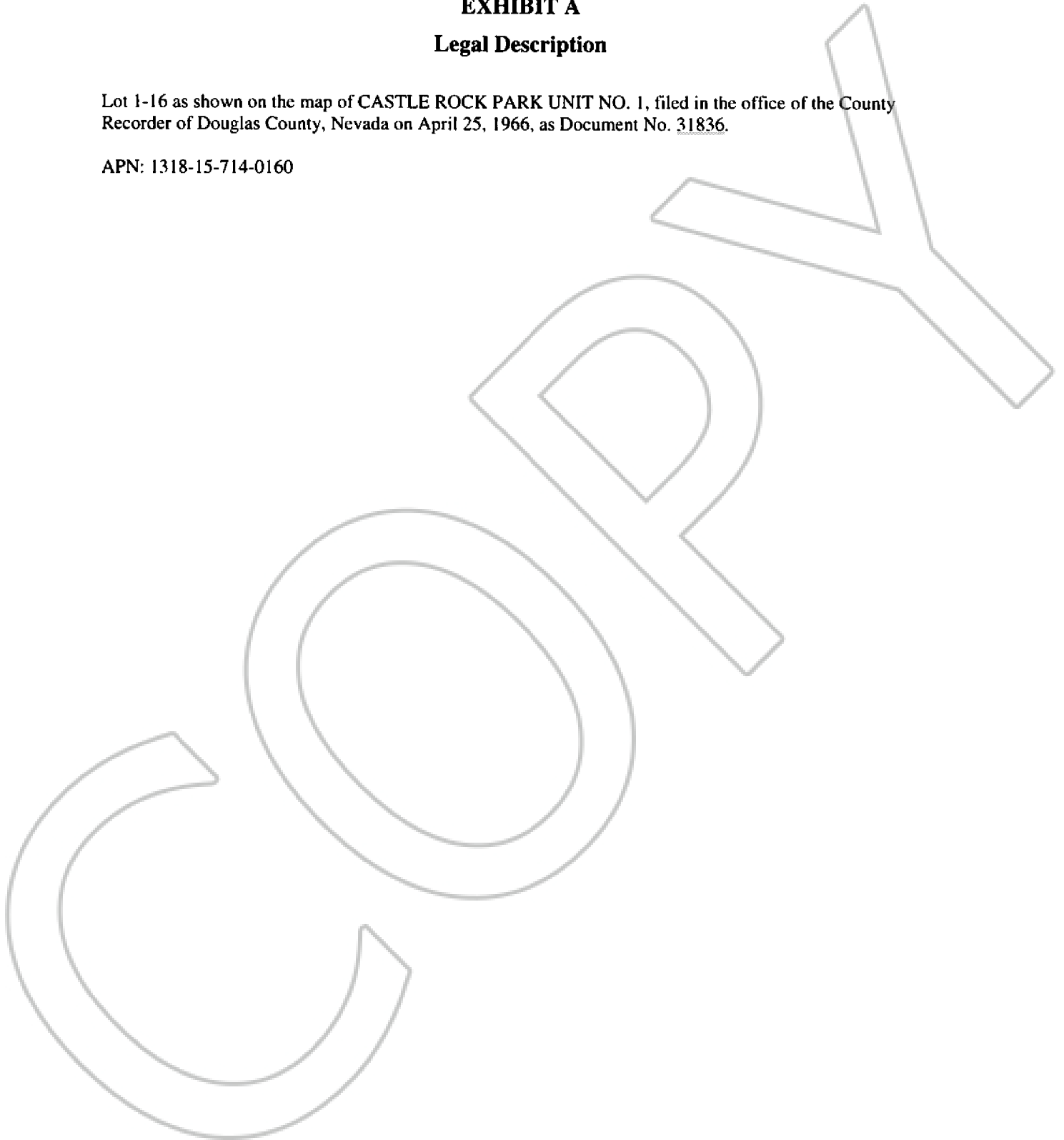
[Signature] (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 1-16 as shown on the map of CASTLE ROCK PARK UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada on April 25, 1966, as Document No. 31836.

APN: 1318-15-714-0160



# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1318-15-714-016
  - 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'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 410,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 410,000.00
- d. Real Property Transfer Tax Due: \$ 1,599.00

- 4. **If Exemption Claimed**
  - a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ DocuSigned by: \_\_\_\_\_ Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: The Sexton and Mejia-Sexton Family Trust U/A dated January 11, 2019 and Layla Maranjo and Fabrizio D. Mejia

Address: 2633 Mesdowlark Circle

City: West Sacramento

State: CA Zip: 95691

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

Print Name: Nathalia Stancioli and Ryan Barrows

Address: PO Box 11944

City: Zephyr Cove

State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC Escrow No.: 11000924-110-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**