

APN# 1420-27-701-007

Recording Requested by/Mail to:

Name: Anderson, Dorn & Rader, Ltd.

Address: 500 Damonte Rnch Pky #860

City/State/Zip: Reno NV 89521

Mail Tax Statements to:

Name: Ferrara Living Trust

Address: 2847 Fuller Ave.

City/State/Zip: Minden NV 89423

Grant, Bargain, Sale Deed

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Paula Rodriguez

Signature

Paula Rodriguez

Printed Name

This document is being (re-)recorded to correct document # 2020-943604, and is correcting the legal description to eliminate Exhibit B and any reference thereto

DOUGLAS COUNTY, NV **2020-943604**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=6 03/17/2020 11:52 AM  
ANDERSON, DORN, & RADER, LTD.  
KAREN ELLISON, RECORDER E07

There is no Social Security Number  
in this document.

  
Paula L. Rodriguez

APN: 1420-27-701-007

**RECORDING REQUESTED BY:**  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Ste. 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Ste. 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO:**  
THOMAS A. FERRARA and DIANA L. FERRARA, Trustees  
FERRARA LIVING TRUST  
2847 Fuller Ave  
Minden, NV 89423

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without  
consideration.

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

THIS INDENTURE WITNESSETH THAT,

THOMAS A. FERRARA and DIANA L. FERRARA, who took title as  
TOM FERRARA and DIANA L. FERRARA,  
husband and wife, as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

THOMAS A. FERRARA and DIANA L. FERRARA, Trustees,  
or their successors in trust, under the FERRARA LIVING TRUST,  
dated July 18, 2019, and any amendments thereto.

It is the intent of the Trustors to characterize this asset as the Community Property of THOMAS A. FERRARA and DIANA L. FERRARA.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibits "A" and ~~"B"~~<sup>pa</sup>, attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To:
1. Taxes for the Current fiscal year, paid current
  2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 28<sup>th</sup> day of January, 2020

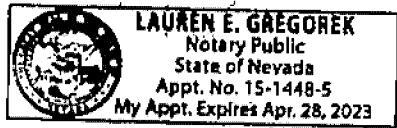
Tom Ferrara  
THOMAS A. FERRARA

Diana L. Ferrara  
DIANA L. FERRARA

STATE OF NEVADA                    }  
  }ss:  
COUNTY OF DOUGLAS            }

This instrument was acknowledged before me, this 28th day of January, 2020 by THOMAS A. FERRARA and DIANA L. FERRARA.

Lauren E. Gregorek  
Notary Public



**EXHIBIT A**

**COPY**

**Per NRS 111.312- The Legal Description to follow appeared previously in that Boundary Line Adjustment Deed recorded on June 30, 1999, as Document No. 0471521 in Douglas County Records, Douglas County, Nevada.**

**EXHIBIT "A"**

**DESCRIPTION  
Adjusted Parcel 1**

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

A parcel of land located within a portion of the Southeast one-quarter (SE) of Section 27, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of the parcel shown as Revised A.P.N. 21-141-12 on the Record of Survey Supporting a Boundary Line Adjustment for Tom Ferrara, Diana Ferrara and Raymond M. Smith recorded June 3, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 441191, a found 5/8" rebar and cap, PLS 6304, the POINT OF BEGINNING;

thence along the center line of said Section 27, North 00°03'52" East, 660.40 feet;

thence North 89°58'05" East, 331.99 feet;

thence South 00°00'14" West, 660.36 feet to a point on the south line of said Revised A.P.N. 21-141-12;

thence continuing South 00°00'14" West, 141.78 feet to the southeast corner of Lot 9 of Paradise View Subdivision recorded February 13, 1961 in the office of Recorder, Douglas County, Nevada as Document No. 17230;

thence along the south line of said Lot 9, South 89°57'58" West, 303.60 feet to the southwest corner of said Lot 9;

thence North 00°00'14" East, 141.76 feet to a point on said south line of Revised A.P.N. 21-141-12;

thence South 89°57'43" West, 29.08 feet to the POINT OF BEGINNING, containing 6.03 acres, more or less.

The Basis of Bearing is South 00°03'52" West, the centerline of Section 27, T.14N., R.20E., M.D.M. as shown on said Ferrara/Smith Record of Survey, Document No. 441191.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-27-701-007  
 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: _____	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: This deed is being re-recorded to correct an error in the legal description of Doc. #2020-943604, recorded on 3/17/20

5. Partial Interest: Percentage being transferred: 100 %

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 Paula Rodriguez Capacity Agent Grantor  
 Signature \_\_\_\_\_ Capacity Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

THOMAS A. FERRARA and  
 Print Name: DIANA L. FERRARA  
 Address: 2847 Fuller Ave  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: FERRARA LIVING TRUST  
 Address: 2847 Fuller Ave  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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