

A.P.N.: 1221-06-001-032
File No: 143-2596895 (mk)
R.P.T.T.: \$2,164.50

When Recorded Mail To: Mail Tax Statements To:
Laura Capolino
2171 Mel Drive
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Deborah Mae Corona, a married woman as her sole and separate property

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

Laura Capolino AN UNMARRIED WOMAN

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

THAT PORTION OF LOT 87 OF FISH SPRINGS ESTATES RECORDED IN BOOK 873, PAGE 1006 AS DOCUMENT NO. 68451, SHOWN AS REVISED LOT 87 ON BOUNDARY LINE ADJUSTMENT, RECORDED DECEMBER 31, 1990 IN BOOK 1290, PAGE 3940 AS DOCUMENT NO. 241973, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

ALL OF LOT 87 OF SAID FISH SPRINGS ESTATES EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER COMMON TO SAID LOTS 87 AND 88 WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE LINE BETWEEN SAID LOTS NORTH 85° 52' 29" WEST A DISTANCE OF 430.60 FEET TO THE MOST WESTERLY CORNER COMMON TO SAID LOTS; THENCE LEAVING SAID LINE SOUTH 47° 34' 08" EAST A DISTANCE OF 137.56 FEET; THENCE SOUTH 89° 34' 49" EAST A DISTANCE OF 386.26 FEET TO A POINT ON THE WEST LINE OF MEL DRIVE; THENCE NORTHWESTERLY ALONG SAID LINE THRU A CURVE TO THE RIGHT WHICH HAS A RADIAL BEARING OF NORTH 38° 08' 18" EAST, A RADIUS OF 255.00, A CENTRAL ANGLE OF 19° 39' 29" AND ARC LENGTH OF 87.49 FEET; TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 26, 2003, IN BOOK 603, PAGE 14962, AS DOCUMENT NO. 581604 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: 07/21/2020

COPY

Deborah Mae Corona
Deborah Mae Corona

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**) **SS.**

This instrument was acknowledged before me on 9.2.2020 by **Deborah Mae Corona.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 21, 2020** under Escrow No. **143-2596895**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1221-06-001-032
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: \$555,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$555,000.00
d) Real Property Transfer Tax Due \$2,164.50

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Deborah Mae Corona
Address: PO BOX 813
City: Gardnerville
State: NV Zip: 89410

Print Name: Laura Capolino
Address: 2171 Mel Drive
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2596895 mk/ et
State: NV Zip: 89423

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