

DOUGLAS COUNTY, NV **2020-952566**
RPTT:\$1911.00 Rec:\$40.00
\$1,951.00 Pgs=4 09/15/2020 01:09 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1319-30-710-017

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Natalie Bennett
Matthew Bennett
2230 Fawnfield Lane
San Antonio, TX
78248

ESCROW NO: 44000084-NF4

RPTT \$1,911.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lisa C Magnotta and Anthony K. Magnotta, wife and husband as joint tenants**

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

Natalie Bennett and Matthew Bennett, wife and husband as community property

all that real property situated in the City of Stateline, 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.

THIS DOCUMENT SIGNED IN COUNTERPART AND TO BE DEEMED AS ONE

Lisa C Magnotta

Anthony K. Magnotta
Anthony K. Magnotta

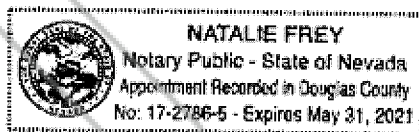
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/14/2020

by ANTHONY K. MAGNOTTA

Natalie Frey (seal)
Notary Public



Lisa C Magnotta
Lisa C Magnotta

Anthony K. Magnotta

STATE OF Minnesota
COUNTY OF Ramsey

} ss:

This instrument was acknowledged before me on 10th of September, 2020

by Lisa C. Magnotta

Candice T. Leonard (seal)
Notary Public

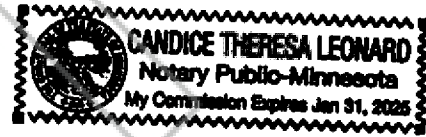
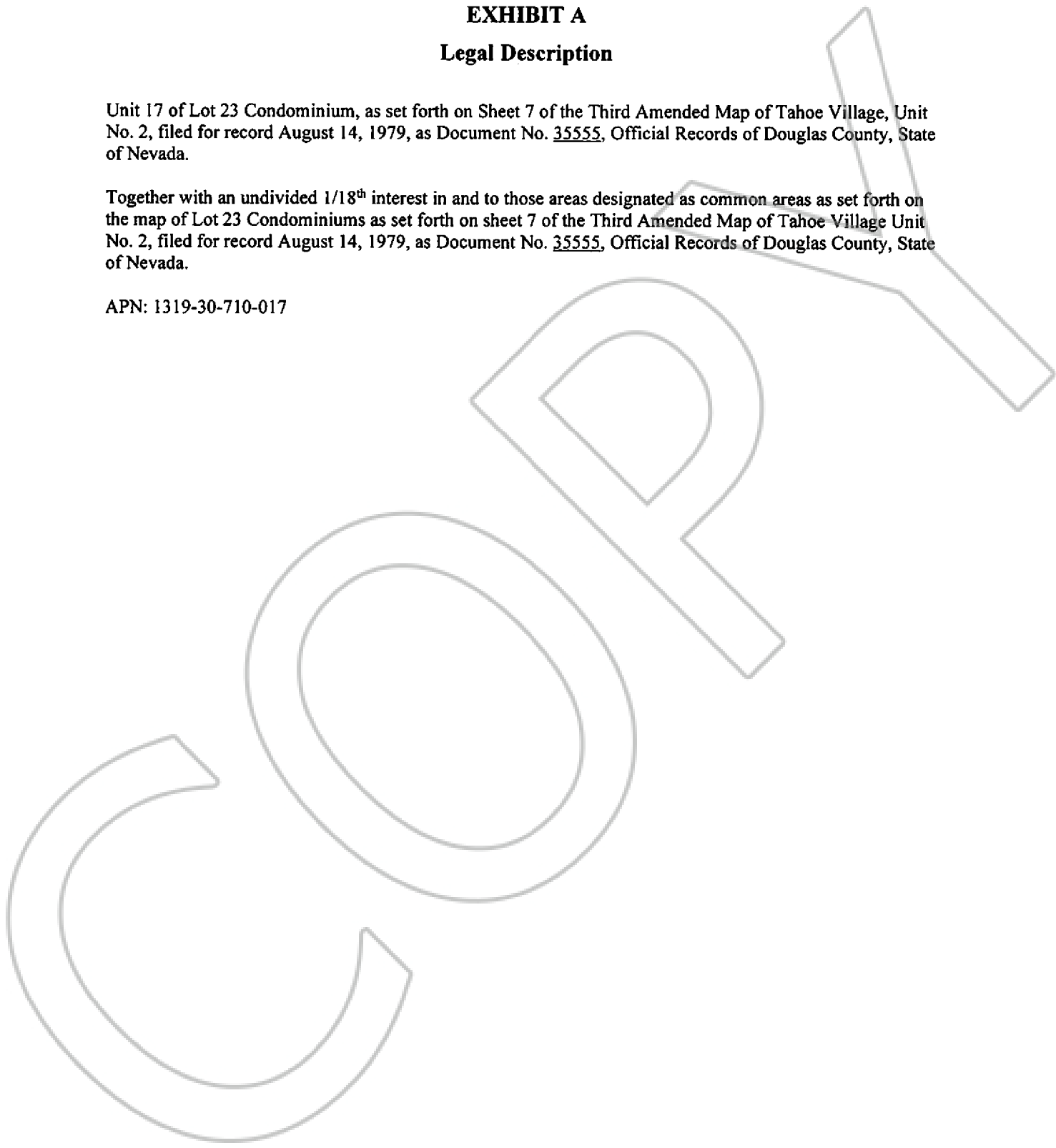


EXHIBIT A
Legal Description

Unit 17 of Lot 23 Condominium, as set forth on Sheet 7 of the Third Amended Map of Tahoe Village, Unit No. 2, filed for record August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

Together with an undivided 1/18th interest in and to those areas designated as common areas as set forth on the map of Lot 23 Condominiums as set forth on sheet 7 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-710-017



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1319-30-710-017
 - 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. a. Total Value/Sales Price of Property: \$ 490,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 490,000.00
- d. Real Property Transfer Tax Due: \$ 1,911.00

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity E. Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Lisa C Magnotta and Anthony K. Magnotta
 Address: 2739 Gordon Ave
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Natalie Bennett and Matthew Bennett
 Address: 2230 Fawnfield Lane
 City: San Antonio
 State: TX Zip: 78248

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000084-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED