

DOUGLAS COUNTY, NV **2020-953799**
RPTT:\$5167.50 Rec:\$40.00
\$5,207.50 Pgs=3 **10/02/2020 01:27 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1319-11-002-005
R.P.T.T.: \$5,167.50
Escrow No.: 20008321-KOT
When Recorded Return To:
Christer Peltonen
13578 Cedar Grove
Moorpark, CA 93021

Mail Tax Statements to:
Christer Peltonen
13578 Cedar Grove
Moorpark, CA 93021

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bruce Sanguinetti and Stephanie Sanguinetti, Trustees of Bruce and Stephanie Sanguinetti Family Living Trust

do(es) hereby Grant, Bargain, Sell and Convey to

Christer Peltonen, a married man, as his sole and separate property

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

That portion of Lots 4 and 5, as shown on the Map of Willowbend Subdivision, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 8th, 1969, in Book 67, Page 567, as Document No. 44850, being more particularly described as follows:

All that portion of Section 11, Township 13 North, Range 19 East, Mount Diablo Meridian, and being a portion of that certain parcel of land shown on Record of Survey for Robert L. Easterwood, Document No. 125238 as Parcel 1 and 2, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 1; thence North 68°29'56" West, 607.61 feet to the Point of Beginning; thence North 10°30'00" East, 449.90 feet; thence South 69°52'01" East, 659.22 feet; thence along the arc of curve to the left, nontangent to the preceding course, having a radius of 45.00 feet, delta of 43°13'05" and an arc length of 33.94 feet; thence North 69°52'01" West, 110.28 feet; thence South 22°41'43" West, 176.86 feet; thence North 66°49'54" West, 21.51 feet; thence South 32°29'24" West, 80.55 feet; thence South 20°04'03" West, 169.21 feet; thence North 68°29'56" West, 413.26 feet to the Point of Beginning.

Said premises more fully set forth as Adjusted Parcel 2 on that certain Survey Map recorded August 28, 1991, in Book 891, at Page 4772, as Document No. 258931, Official Records of Douglas County, Nevada.

Excepting therefrom all that portion thereof lying below the natural ordinary high water line of Carson River.

NOTE: The above legal description was previously recorded in Quitclaim Deed recorded March 20, 2018, as Document No. 2018-911802, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1319-11-002-005

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

COPY

Dated this 24th day of September, 2020.

Bruce and Stephanie Sanguinetti Family Living Trust

BY: *Bruce Sanguinetti*
Bruce Sanguinetti
Trustee

BY: *Stephanie Sanguinetti*
Stephanie Sanguinetti
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 24th day of September, 2020, by Bruce Sanguinetti and Stephanie Sanguinetti.

Brandie Bernard
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-11-002-005
 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: \$1,325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,325,000.00
 d. Real Property Transfer Tax Due: \$5,167.50

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: Bruce Sanguinetti Capacity: _____ Grantor
 Signature: Heidi Todd agent for Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Bruce Sanguinotti and Stephanie Sanguinetti, Trustees of Bruce and Stephanie Sanguinetti Family Living		Print Name: <u>Christer Peltonen</u>	
Print Name: <u>Trust</u>	Address: <u>P.O. Box 284</u>	Address: <u>13578 Cedar Grove</u>	
City: <u>Genoa</u>	State: <u>NV</u>	City: <u>Moorpark</u>	State: <u>California</u>
Zip: <u>89411</u>		Zip: <u>93021</u>	

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008321-KOT
 Address: 937 Tahoe Blvd, Ste 130
 City: Incline Village State: NV Zip: 89451