

DOUGLAS COUNTY, NV

2020-957730

RPTT:\$883.35 Rec:\$40.00

\$923.35 Pgs=3

12/07/2020 01:34 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1319-19-710-012
R.P.T.T.: \$883.35
Escrow No.: 20009542-DR
When Recorded Return To:
Cana Hedlund
P.O. Box 1427
Crystal Bay, NV 89402

Mail Tax Statements to:
Cana Hedlund
P.O. Box 1427
Crystal Bay, NV 89402

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wayne A. Marshall and Patrick O'Connor as Special Co-Administrators of the Estate of Louis M. Sardella

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

Cana Hedlund, A Married Woman as her sole and separate property

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

Lot 412B, of the Amended Map of SUMMIT VILLAGE recorded in the office of the County Recorder of Douglas County, Nevada, on September 17, 1968 as Document No. 42231, and on Second Amended Map recorded on January 13, 1969 as Document No. 43419, Official Records of Douglas County, Nevada.

APN: 1319-19-710-012

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

Dated this 25 day of November, 2020.

Estate of Louis M. Sardella

BY: Wayne A. Marshall
Wayne A. Marshall
Special Co-Administrator

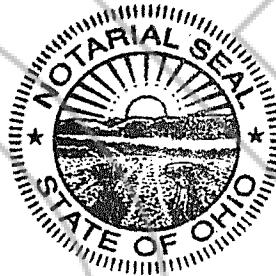
BY: **SEALED IN COUNTERPART**
Patrick O'Connor
Special Co-Administrator

STATE OF Ohio

COUNTY OF Franklin

This instrument was acknowledged before me on this 25th day of November, 2020, by
WAYNE A. MARSHALL

Teresa Conrad
Notary Public



TERESA CONRAD
Notary Public, State of Ohio
My Commission Expires
April 14, 2025

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by
PATRICK O'CONNOR

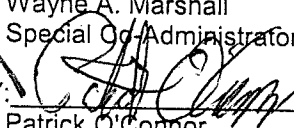
Notary Public

Dated this 24 day of NOVEMBER, 2020.

Estate of Louis M. Sardella

BY: **SIGNED IN COUNTERPART**

Wayne A. Marshall
Special Co-Administrator

BY: 
Patrick O'Connor
Special Co-Administrator

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by
WAYNE A. MARSHALL

Notary Public

STATE OF Maryland

COUNTY OF Baltimore

This instrument was acknowledged before me on this 24 day of November, 2020, by
PATRICK O'CONNOR


Notary Public

Victoria M. Hu
NOTARY PUBLIC MARYLAND
Baltimore County
Commission Expires: 8/12/2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-710-012
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Sgl. Fam. Residence
c) <input checked="" type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other: _____	

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property:	<u>\$226,500.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
c. Transfer Tax Value:	<u>\$226,500.00</u>
d. Real Property Transfer Tax Due:	<u>\$883.35</u>

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: _____ Capacity: Grantor

Signature: *[Signature]* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Wayne A. Marshall and Patrick O'Connor as Special Co-Administrators of the	
Print Name: <u>Estate of Louis M. Sardella</u>	Print Name: <u>Cana Elizabeth Hedlund</u>
Address: <u>C/O Alling & Jillson, LTD, P.O. Box 3390</u>	Address: <u>P.O. Box 1427</u>
City: <u>Stateline</u>	City: <u>Crystal Bay</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>Nevada</u> Zip: <u>89402</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20009542-DR

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703