

APN: 1320-30-110-010

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



KAREN ELLISON, RECORDER

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Joanne L. DeMattei
1778 Mahogany Cir
Minden, NV 89423

ESCROW NO: 44000127-NF4

RPTT \$1,462.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph Robert Nunes, Successor Trustee of the Judy A. Nunes Revocable Trust dated June 27, 2002**

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

Joanne L. DeMattei, a widow

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

Joseph Robert Nunes, Successor Trustee of the Judy
A. Nunes Revocable Trust dated June 27, 2002

JRM
Joseph Robert Nunes, Successor Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/01/2020

by JOSEPH ROBERT NUNES

Natalie Frey (seal)
Notary Public



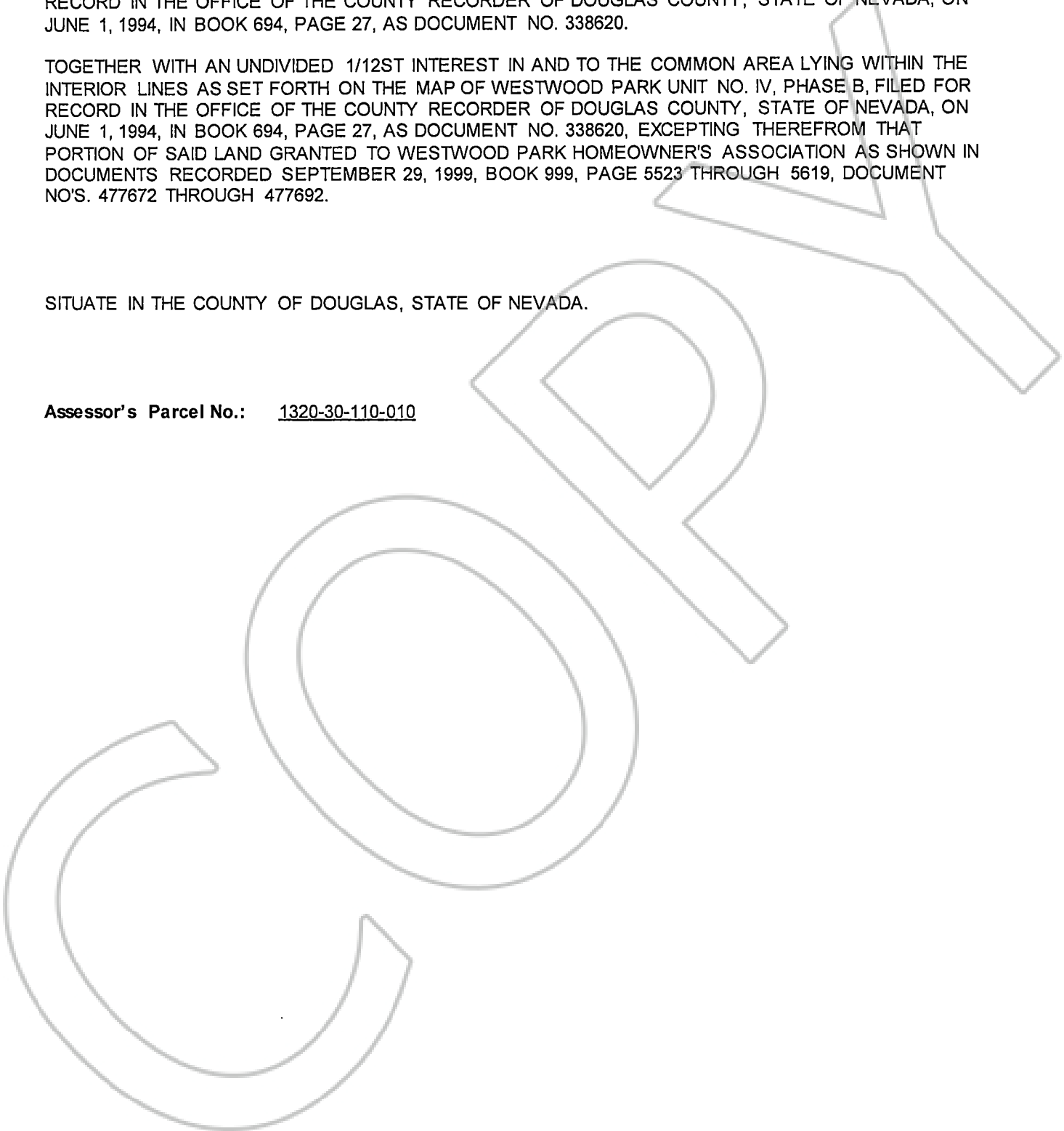
EXHIBIT "A"

LOT 11 IN BLOCK A AS SET FORTH ON THE MAP OF WESTWOOD PARK UNIT NO. IV, PHASE B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1994, IN BOOK 694, PAGE 27, AS DOCUMENT NO. 338620.

TOGETHER WITH AN UNDIVIDED 1/12ST INTEREST IN AND TO THE COMMON AREA LYING WITHIN THE INTERIOR LINES AS SET FORTH ON THE MAP OF WESTWOOD PARK UNIT NO. IV, PHASE B, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1994, IN BOOK 694, PAGE 27, AS DOCUMENT NO. 338620, EXCEPTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO WESTWOOD PARK HOMEOWNER'S ASSOCIATION AS SHOWN IN DOCUMENTS RECORDED SEPTEMBER 29, 1999, BOOK 999, PAGE 5523 THROUGH 5619, DOCUMENT NO'S. 477672 THROUGH 477692.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

Assessor's Parcel No.: 1320-30-110-010



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-110-010
 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: \$ 375,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 375,000.00
 d. Real Property Transfer Tax Due: \$ 1,462.50

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 %

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 [Signature]
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Joseph Robert Nunes, Successor
 Trustee of the Judy A. Nunes Revocable Trust
 dated June 27, 2002
 Address: 1778 Mahogany Circle
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Joanne L. DeMattei
 Address: 1778 Mahogany Circle
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000127-440-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