

Assessor's Parcel Number:
1319-19-710-015

Prepared By:
Colorado Real Estate Documents
and Notary Services, LLC

After Recording Return To:
Marlene D. Cristanelli
2924 Carradale Drive
Roseville, California 95661

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

THE GRANTOR(S),

- Brenda L. Cristanelli, an Unmarried Woman, who resides at 652 State Route 88, Gardnerville, NV 89460, as to her entire undivided 25% interest, and

- Ronda L. Sigmon, a Married Woman as Her Sole and Separate property, 70 East 19th Street, Antioch, CA 94509, as to her entire undivided 25% interest,

for and in consideration of: \$300,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Marlene D. Cristanelli, Trustee of the Cristanelli Family Trust, dated July 17, 1998, who resides at 2924 Carradale Drive, Roseville, CA 95661,
the following described real estate, situated in Stateline, in the County of Douglas, State of Nevada:

Legal Description:

Lot 436, as shown on 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

Description is as it appears in Document No. 2015-857330, Official Records, Douglas County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

WARRANTY DEED
(continued)

Tax Parcel Number: 1319-19-710-015
Commonly known as: 227 Ski Ct., Stateline, NV 89449

Mail Tax Statements To:
Marlene D. Cristanelli
2924 Carradale Drive
Roseville, California, 95661

Grantor Signatures:

DATED: 12-8-20

Brenda L. Cristanelli
Brenda L. Cristanelli, an Unmarried Woman,
as to her entire undivided 25% interest,
652 Hwy 99, Gardnerville, Nevada, 89460

STATE OF NEVADA, COUNTY OF DOUGLAS, ss:

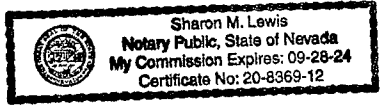
This instrument was acknowledged before me on this 8 day of December,
by Brenda L. Cristanelli, an Unmarried Woman, as to her undivided 25% interest,.

Sharon Lewis
Notary Public

Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 9-28-2024



WARRANTY DEED
(continued)

Tax Parcel Number: 1319-19-710-015
Commonly known as: 227 Ski Ct., Stateline, NV 89449

Grantor Signatures:

DATED: 12-08-2020

Ronda L. Sigmon

Ronda L. Sigmon, a Married Woman as Her Sole and Separate property,
as to her entire undivided 25% interest,
70 East 19th Street, Antioch, California, 94509

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On 12.08.2020 before me, Erika D. Newton,
Notary Public, personally appeared Ronda L. Sigmon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within the instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

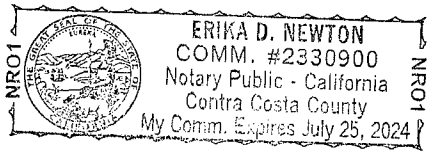
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Erika D. Newton
Notary Public

(Notary Seal)

07.25.2024
My commission expires



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-19-710-015
 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. Total Value/Sales Price of Property: \$300,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$1,170.00

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

5. Partial Interest: Percentage being transferred: 50.00 %

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 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 <u>Brenda L. Cristanelli</u>	Capacity <u>Grantor</u>
Signature <u>Ronda L. Sigmon</u>	Capacity <u>Grantor</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brenda L. Cristanelli/Ronda L. Sigmon
 Address: 652 State Route 88/70 East 19th Street
 City: Gardnerville/Antioch
 State: NV/CA Zip: 89460/94509

Print Name: Marlene D. Cristanelli, Trustee
 Address: 2924 Carradale Drive
 City: Roseville
 State: CA Zip: 95661

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Colorado Real Estate Documents, LLC Escrow # n/a
 Address: 6437 Iris Court
 City: Arvada State: CO Zip: 80004

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