

DOUGLAS COUNTY, NV **2021-960318**
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=2 **01/20/2021 03:50 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-33-610-041
R.P.T.T.: \$1,794.00
Escrow No.: 20011689-RB
When Recorded Return To:
Nicholas A. McCassie
1361 Cathy Lane
Minden, NV 89423

Mail Tax Statements to:
Nicholas A. McCassie
1361 Cathy Lane
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph E. Latragna and Kristine A. Latragna, husband and wife as joint tenants with right of survivorship

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

Nicholas A. McCassie, an unmarried man

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

Lot 16, in Block 4 of Mountain View Estates #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 24th, 1979, as Document No. 38123.

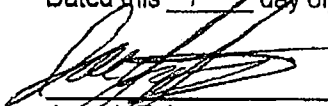
Assessors Parcel No.: 1420-33-610-041

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

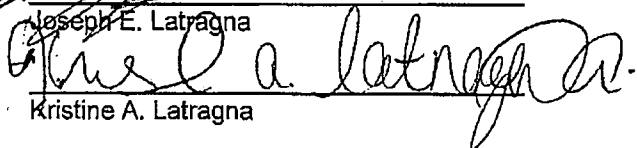
Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20011689-RB

Dated this 7th day of Jan, 2021.



Joseph E. Latragna

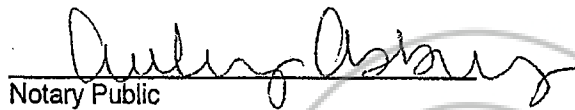


Kristine A. Latragna

STATE OF Idaho

COUNTY OF Beneva

This instrument was acknowledged before me on this 7 day of January, 2021, by Joseph E. Latragna and Kristine A. Latragna.


Notary Public

AUBREY ASBURY
Commission #66167
Notary Public
State of Idaho

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-610-041
 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: \$460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$460,000.00
 d. Real Property Transfer Tax Due: \$1,794.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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)

Joseph E. Latragna and Kristine A.
 Print Name: Latragna
 Address: 6949 E Sunrise Rd.
 City: Harrison
 State: ID Zip: 83833

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Nicholas A. McCassie
 Print Name: Nicholas A. McCassie
 Address: 1361 Cathy Ln.
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20011689-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519