

APN#: 1220-15-410-098

RPTT: \$1,579.50

Recording Requested By:
Western Title Company

Escrow No.: 123202-WLD
When Recorded Mail To:
Mark Barbagelata
45 West Portal Ave
San Francisco, CA 94127

Mail Tax Statements to: (deeds only)
Same as Above



KAREN ELLISON, RECORDER

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Wendy Dunbar, assistant

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Amber Lee Hodges, Special Administrator of the Estate of Shannon D. Sunderland, deceased pursuant to ORDER CONFIRMING SALE, Probate Case No. 19-PB-0056 and Amber Lee Hodges, Special Administrator of the Estate of Grace Morrell, deceased pursuant to ORDER, Probate Case No. 2021-PB-00003, said orders being recorded concurrently herewith

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Mark Barbagelata, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 46 in Block L as shown on the Final Map of GARDNERVILLE RANCHOS UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 10, 1967, in Map Book 1, Page 55, Filing No. 35914, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/28/2021

The Estate of Shannon D. Sunderland, deceased

Amber Lee Hodges
Amber Lee Hodges, Special Administrator

The Estate of Grace Morrell, deceased

Amber Lee Hodges
Amber Lee Hodges, Special Administrator


STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on February
3, 2021 By Amber Lee Hodges.

M. Bowlen
Notary Public

 **M. BOWLEN**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1220-15-410-098

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 NOTES: _____ _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$405,000.00

\$405,000.00

\$1,579.50

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 disallowance of any claimed exception, 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: Amber Lee Hodges Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Estate of Shannon D. Sunderland,
deceased and The Estate of Grace Morrell
Address: 829 Lyell Way
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Mark Barbagelata
Address: 45 West Portal Ave
City: San Francisco
State: CA Zip: 94127

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 123202-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)