

DOUGLAS COUNTY, NV **2021-962672**  
RPTT:\$1579.50 Rec:\$40.00  
\$1,619.50 Pgs=2 **02/26/2021 12:58 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-07-110-001  
R.P.T.T.: \$1,579.50  
Escrow No.: 20010351-DR  
When Recorded Return To:  
Richard Krantz  
3839 Larch Ave  
South Lake Tahoe, CA 96150

Mail Tax Statements to:  
Richard Krantz  
3839 Larch Ave  
South Lake Tahoe, CA 96150

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,

**Mark K. O'Farrell, an unmarried man and Christine B. O'Farrell, an unmarried woman who acquired title as Mark K. O'Farrell and Christine B. O'Farrell, husband and wife as joint tenants with right of survivorship**

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

**Richard Krantz, a single man**

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

Lot 1, of Valley View Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 12th, 1958, as File No. 13793.

APN: 1420-07-110-001

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.: 20010351-DR

Dated this 18 day of December, 2020.

*Mark K. O'Farrell*  
Mark K. O'Farrell

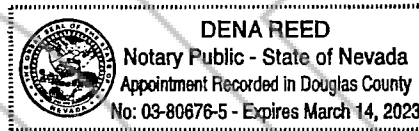
*Christine B. O'Farrell*  
Christine B. O'Farrell

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 18 day of December, 2020, by Mark K. O'Farrell and Christine B. O'Farrell.

*Dena Reed*  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 1420-07-110-001  
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: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$405,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$405,000.00  
d. Real Property Transfer Tax Due: \$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: 100.00%

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: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Mark K. O'Farrell and Christine B. O'Farrell  
Address: 3598 Green Acre Drive  
City: Carson City  
State: NV      Zip: 89705

Print Name: Richard Krantz  
Address: 3598 Green Acre Drive  
City: Carson City  
State: Nevada      Zip: 89705

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

Print Name: First Centennial Title Company of Nevada      Esc. #: 20010351-DR  
Address: 896 W Nye Ln, Ste 104  
City: Carson City      State: NV      Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED