

**APN: 1420-07-411-002**

**RPTT: \$1,072.50**

**Escrow No. 2112776**

**When Recorded Return to:**

**Todd E. McGuire**

**P.O. Box 1978  
Minden, NV 89423**

**Mail Tax Statements to:**

**Grantee same as above.**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Stephen Buffo and Dana Buffo, husband and wife, as joint tenants

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Todd E. McGuire, an unmarried man

All that real property situated in the City of Carson City, 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.

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2112776  
Page Two.

Witness our hands this 6<sup>th</sup> day of March, 2021.

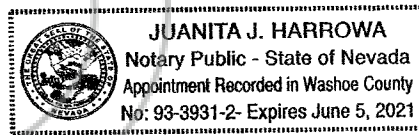
  
\_\_\_\_\_  
Stephen Buffo

  
\_\_\_\_\_  
Dana Buffo

STATE OF Nevada  
COUNTY OF Washoe

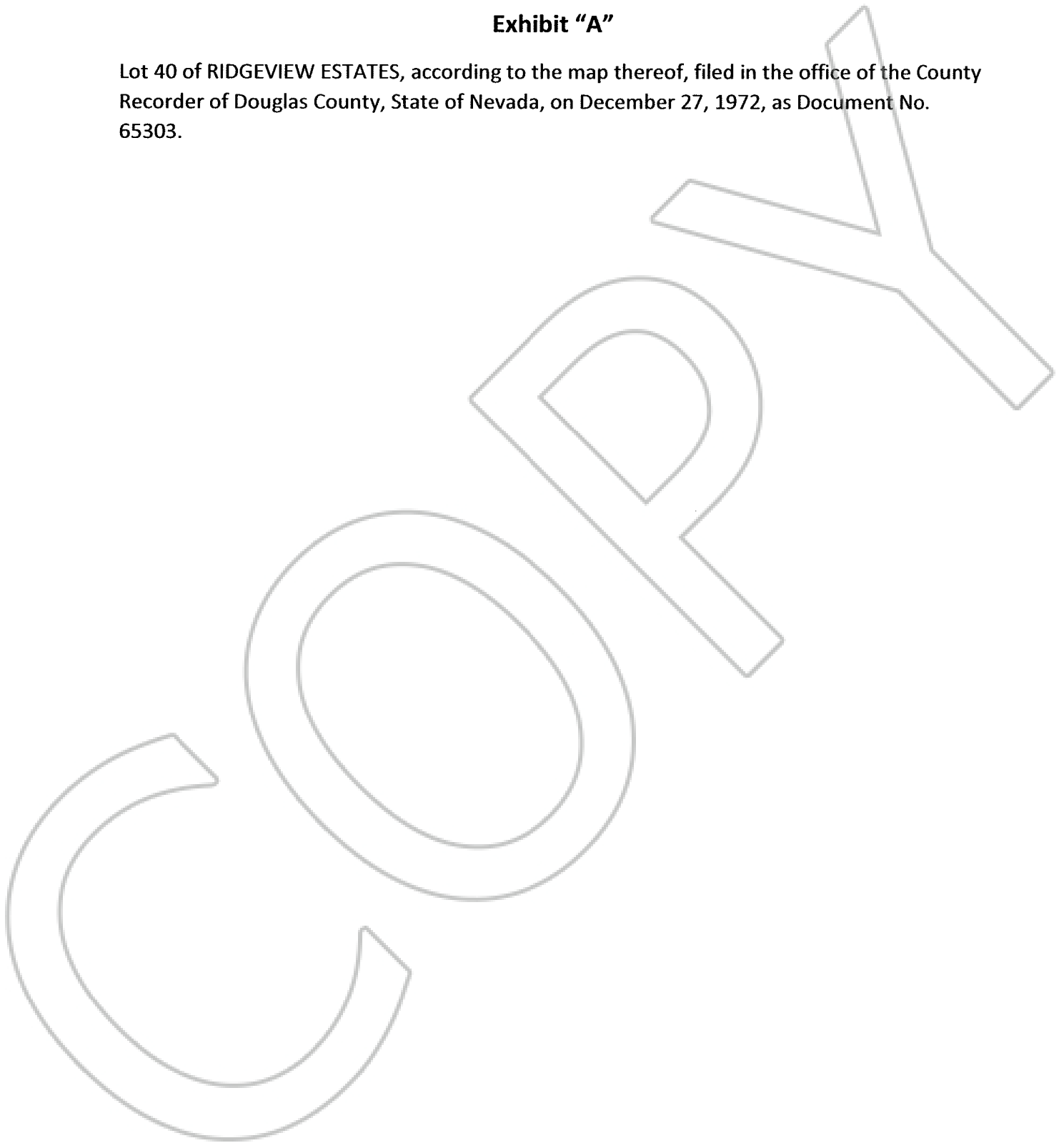
This instrument was acknowledged before me on this 6<sup>th</sup> day of March, 2021,  
by Stephen Buffo and Dana Buffo. \*\*

\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**

Lot 40 of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, as Document No. 65303.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-07-411-002  
 b.  
 c.  
 d.

2. Type of Property
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land        | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse    | d. <input type="checkbox"/> 2 - 4 Plex                         |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial              |
| g. <input type="checkbox"/> Agricultural       | h. <input type="checkbox"/> Mobile Home                        |
| i. <input type="checkbox"/> Other              |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$275,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$275,000.00
d. Real Property Transfer Tax Due	\$1,072.50

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Dana Buffo Capacity: Grantor

Signature: Not agent for Capacity: Grantor

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

Print Name: Stephen Buffo and Dana Buffo

Address: 949 Ranchview Circle

City: Carson City

State: Nevada Zip: 89705

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

Print Name: Todd E. McGuire

Address: P.O. Box 1978

City: Minden

State: Nevada Zip: 89423

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

Print Name: Toiyabe Title File Number: 2112776

Address: 6774 S McCarran Blvd Suite 102

City: Reno State: NV Zip: 89509