

DOUGLAS COUNTY, NV

2021-964537

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

03/31/2021 08:45 AM

STEWART TITLE COMPANY

KAREN ELLISON, RECORDER

E03

APN: 142-007-511-001

Recording Requested by: Stewart Title Company

Return To: Vincent R Stangnaro and
Tatiana A Lakhtina
896 Meadow Vista Drive
Carson City NV 89705

GRANT BARGAIN SALE DEED

THIS DOCUMENT IS BEING RE RECORDED TO CORRECT THE GRANTEE'S NAME

A.P.N. No.:	142-007-511-001
R.P.T.T.	\$1,716.00
File No.:	1080003 DMR
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Vincent Stagnaro	
896 Meadow Vista Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christina M Pearson, Successor Trustee of The Gregory Malavazos Trust dated August 31, 2018, as to an undivided 1/2 interest and The Carol Malavazos Trust, dated August 31, 2018, as to an undivided 1/2 interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Vincent Stagnaro, a single man and Tatiana A Lakhtina, an unmarried woman, as Joint Tenants, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 18 in Block C, as shown on the Final Map of VALLEY VISTA ESTATES 1, PHASE 1B, according to the map thereof, filed in the office of the Douglas County Recorder on June 2, 1995, in Book 695, Page 389, as Document No. 363386, of Official Records.

APN: 1420-07-511-001

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/23/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

DOUGLAS COUNTY, NV **2021-964480**
RPTT:\$1716.00 Rec:\$40.00
\$1,756.00 Pgs=3 03/30/2021 11:03 AM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	142-007-511-001
R.P.T.T.	\$1,716.00
File No.:	1080003 DMR
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Vincent Stagnaro	
896 Meadow Vista Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christina M Pearson, Successor Trustee of The Gregory Malavazos Trust dated August 31, 2018, as to an undivided 1/2 interest and Carol Malavazos Trustee of The Carol Malavazos Trust, dated August 31, 2018, as to an undivided 1/2 interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Vincent R Stagnaro, a single man and Tatiana L Lakhtina, an unmarried woman, as Joint Tenants, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 18 in Block C, as shown on the Final Map of VALLEY VISTA ESTATES 1, PHASE 1B, according to the map thereof, filed in the office of the Douglas County Recorder on June 2, 1995, in Book 695, Page 389, as Document No. 363386, of Official Records.

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Dated: 03/23/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Gregory Malavazos Trust dated August 31, 2018, as to an undivided 1/2 interest

By: *Christina M Pearson*
Christina M Pearson, Successor Trustee

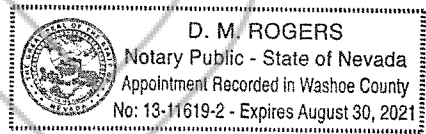
The Carol Malavazos Trust dated August 31, 2018

By: *Carol Malavazos*
Carol Malavazos, Trustee

State of Nevada)
County of Douglas Washoe) ss

This instrument was acknowledged before me on the 23 day of Mar, 2021
By: ~~Christina M Pearson and Carol Malavazos~~

Deborah Mason-Rogers
Notary Public
Deborah Mason-Rogers
My Commission Expires: 8/30/21



NEVADA NOTARY ACKNOWLEDGMENT

THE STATE OF NEVADA

COUNTY OF Washoe

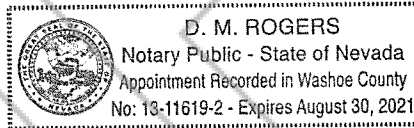
This instrument was acknowledged before me on 3/24/21
(date) by Christina M Pearson, (name of person).

D. M. Rogers

Notary Public Signature

Print D. M. Rogers

Title Notary



(Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-511-001
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: # 3 transfer of title recognizing the true status o ownership of the real property for no consideration. Correcting grantee, Tatiana A. Lakhtina's middle initial

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 *V. Stagnaro* Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Vincent R. Stagnaro and Tatiana A. Lakhtina
 Address: 896 Meadow Vista Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Vincent Stagnaro and Tatiana A. Lakhtina
 Address: 896 Meadow Vista Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1080003 DMR
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509