

DOUGLAS COUNTY, NV

2021-964929

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/06/2021 01:24 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Joseph P. Filippi, Jr.
3361 Vista Grande Blvd
Carson City, 89705

MAIL TAX STATEMENTS TO:

Joseph P. Filippi
3361 Vista Grande Blvd
Carson City, 89705

Escrow No. 2101570-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-18-113-024

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael L Pearl and Traci Pearl, husband and wife, as joint tenants with right of survivorship and not as tenants in common.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Joseph Filippi, Jr. and Kareen Filippi, husband and wife, as joint tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Michael L Pearl
Michael L Pearl

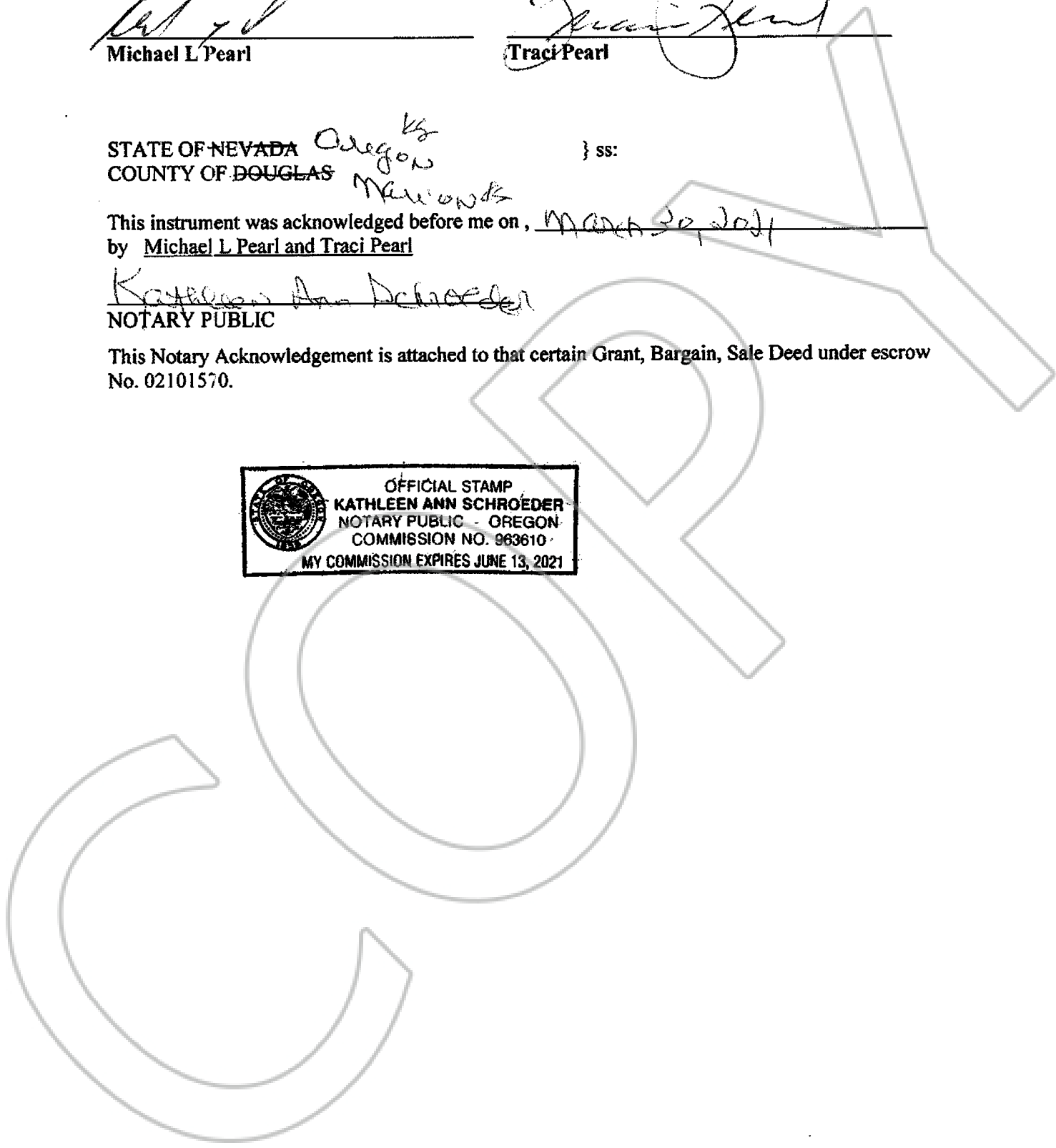
Traci Pearl
Traci Pearl

STATE OF NEVADA ^{Oregon} } ss:
COUNTY OF DOUGLAS ^{Newlands}

This instrument was acknowledged before me on, MARCH 30, 2021
by Michael L Pearl and Traci Pearl

Kathleen Ann Schroeder
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02101570.



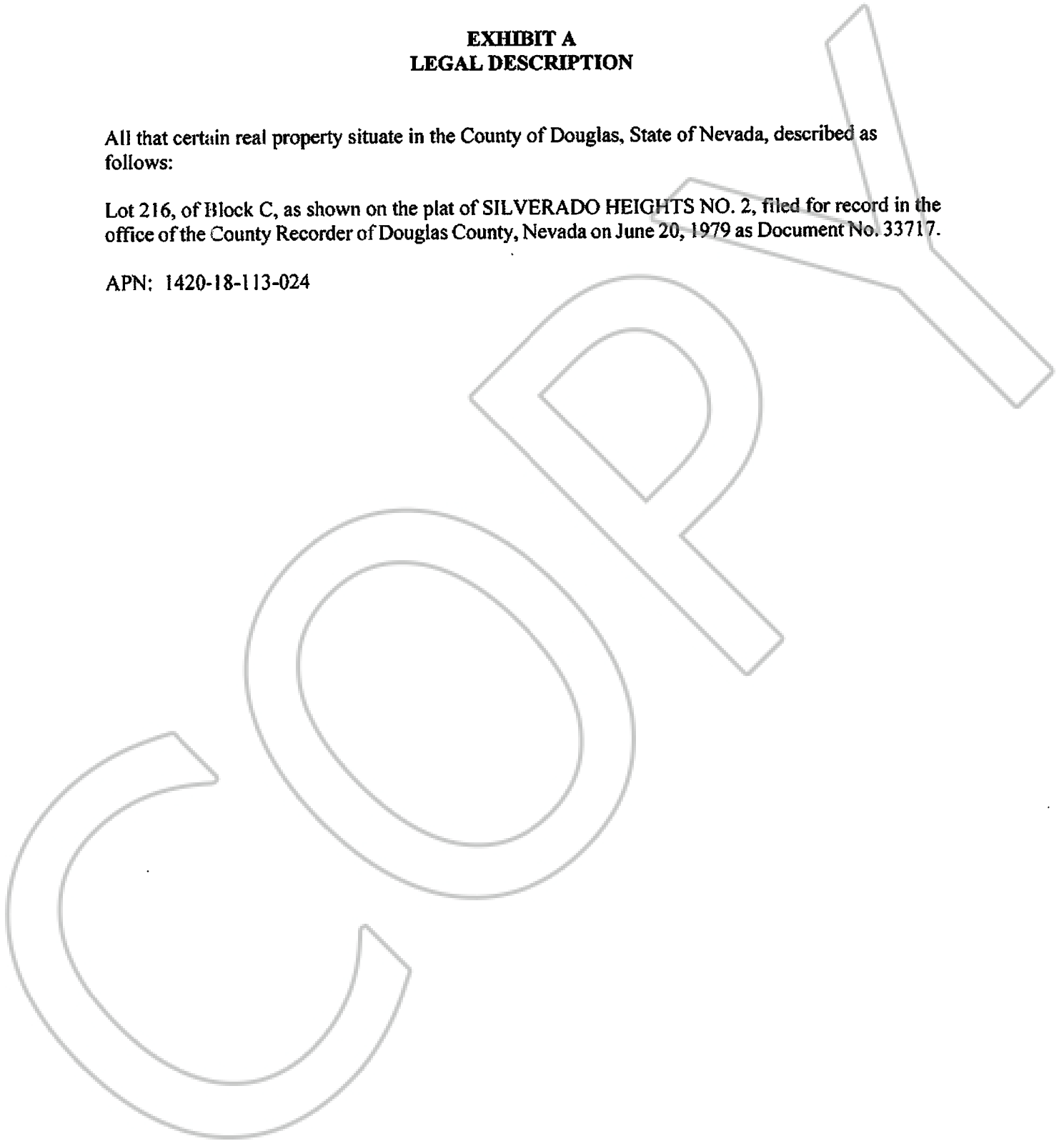
Escrow No. 2101570-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 216, of Block C, as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada on June 20, 1979 as Document No. 33717.

APN: 1420-18-113-024



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1420-18-113-024
 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
 i) Other _____

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

3. Total Value/Sales Price of Property: _____ \$0
 Deed in Lieu of Foreclosure Only (value of property) _____ \$
)
 Transfer Tax Value _____ \$0
 Real Property Transfer Tax Due: _____ \$ 0.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Parents deeding to son and daughter in law w/out consideration.

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 [Signature] Capacity GRANTOR
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Michael L Pearl and Traci Pearl</u>	Print Name: <u>Joseph P. Filippi and Karen Emilie Filippi</u>
Address: <u>585 Madrona Ave S</u> <u>Salem, OR 97302</u>	Address: <u>3361 Vista Grande Blvd</u> <u>Carson City, 89705</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 2101570-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410