

DOUGLAS COUNTY, NV **2021-965620**
RPTT:\$1404.00 Rec:\$40.00
\$1,444.00 Pgs=3 **04/15/2021 02:42 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-628-004

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Jeremy D. Hall and Wendy B. Hall
9200 Opal Crest Ct.
Elk Grove, CA 95624-2801

Escrow No.: ZC3066-JL

RPTT \$1,404.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Tyler Joseph Silvestri, An Unmarried Man and Brian Silvestri, An Unmarried Man and Jan Marshall, An Unmarried Woman as Joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jeremy D. Hall and Wendy B. Hall, Husband And Wife As Community Property With Right Of Survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Tyler Joseph Silvestri
Tyler Joseph Silvestri

Brian Silvestri
Brian Silvestri

Jan Marshall
Jan Marshall

STATE OF NEVADA
COUNTY OF DOUGLAS

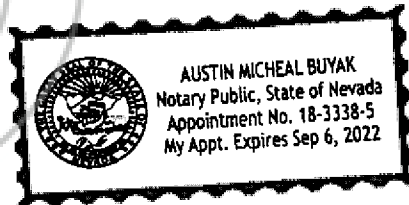
} ss:

This instrument was acknowledged before me on 4/6/2021

by Tyler Joseph Silvestri, Brian Silvestri, & Jan Marshall

(Signature)

Notary Public (seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Unit 4, of the "Amended Map of Snowdown" being all of Lot 57, located in Tahoe Village, Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

Parcel 2:

An undivided 1/26th interest in all of the "Common Area" as shown on the "Amended Map of Snowdown", being all of Lot 57, located in Tahoe Village Subdivision, Unit No. 1, Douglas County, State of Nevada, filed for record on October 29, 1974, as Document No. 76174.

APN: 1319-30-628-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-628-004
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$360,000.00

Transfer Tax Value \$360,000.00

Real Property Transfer Tax Due: \$1,404.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 Tyler Joseph Silvestri Signature Tyler Joseph Silvestri

Signature Jeremy D. Hall Signature Jeremy D. Hall

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Tyler Joseph Silvestri

Address: PO Box 3233
Stateline, NV 89449

Print Name: Jeremy D. Hall

Address: 9200 Opal Crest Ct.
Elk Grove, CA 95624-2801

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

Print Name: Signature Title Company LLC Escrow #: ZC3066-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED