

DOUGLAS COUNTY, NV **2021-966501**
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=2 **04/29/2021 09:50 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-110-059
R.P.T.T.	\$1,794.00
File No.:	1198323
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Arthur Razo Jr.	
767 Sunburst Court	
Gardnerville NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher M. Capagli and Rosella J. Capagli, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Arthur Razo Jr., an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 18, as set forth on the final map of TILLMAN ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494, at Page 2192, as Document No. 334956.

***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: 4/27/21

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

Christopher M. Capagli
Christopher M. Capagli

Rosella J. Capagli
Rosella J. Capagli

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 27th day of April, 2021
By: Christopher M. Capagli and Rosella J. Capagli

Signature: Karen Stage
Notary Public

My Commission Expires: 01/20/2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-110-059
 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'/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 \$ 460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 460,000.00
 d. Real Property Transfer Tax Due \$ 1,794.00

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 *[Signature]* Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Christopher M. Capagli and Rosella J. Capagli
 Address: 767 Sunburst Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Arthur Razo Jr.
 Address: 767 Sunburst Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1198323
 Address: 2310 S. Carson St., Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED