

DOUGLAS COUNTY, NV **2021-966956**
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=4 **05/05/2021 02:57 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Dave M. Ung
2096 Strang Ave
San Leandro, CA 94578

MAIL TAX STATEMENTS TO:

Dave M. Ung
2096 Strang Ave
San Leandro, CA 94578

Escrow No. 2102066-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.: 1121-07-000-035 * 1121-07-000-043
R.P.T.T. \$1,170.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward Ferranto and Gillian Ferranto, Trustees of The Ferranto Family Trust dated December 24, 2002

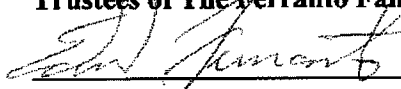
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Dave M. Ung and Caroline T. Ung, Husband and Wife as Community Property with Right of Survivorship

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

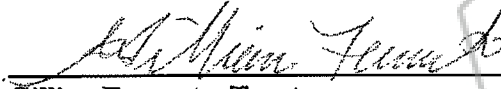
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

**Edward Ferranto and Gillian Ferranto,
Trustees of The Ferranto Family Trust**



Edward Ferranto, Trustee



Gillian Ferranto, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 4/30/2021
by Edward Ferranto and Gillian Ferranto, Trustees of The Ferranto Family Trust dated December 24, 2002

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02102066.



Escrow No. 2102066-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A Parcel of land located within a portion of Section 7, Township 11 North, Range 21 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Commencing at the northwest corner of said Section 7 as shown on the Map of Division into Large Parcel for Christopher B. Haines and Mary T. Names filed for record April 20, 2005 in the office of Recorders, Douglas County, Nevada as Document No. 642264, the POINT OF BEGINNING;

thence along the north boundary of Parcel 1 as shown on said Map of Division into Large Parcels, South 89°55'05" East, 1144.50 feet;

thence along a portion of the east boundary of said Parcel 1, South 00°46'53" West, 726.48 feet;
thence North 89°55'05" West, 1134.17 feet;

thence along a portion of the west boundary of said Parcel 1, North 00°02'00" West, 726.43 feet to the POINT OF BEGINNING.

Reference is further made to Adjusted Parcel 1 on Record of Survey Map recorded in the office of the Douglas County Recorder on January 10, 2006 in Book 106, Page 2718, Document No. 665282, Official Records of Douglas County, State of Nevada.

APN: 1121-07-000-035

Note: Document No. 867638 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

A parcel of land located within the NW 1/4 of Section 7, Township 11 North, Range 21 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

Commencing at the northwest corner of said Section 7 as shown on the Map of Division into Large Parcels for Christopher B. Haines and Mary T. Haines filed for record April 20, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 642264, a found 1961 GLO Brass Cap in rock mound;

thence along the westerly line of said Section 7, South 00°02'00" East, 726.43 feet to the southwest corner of Adjusted Parcel 1 as shown on the Record of Survey to Support a Boundary Line

Adjustment for Christopher B. Haines and Mary T. Haines filed for record January 10, 2006 in said office of Recorder as Document No. 665282; the POINT OF BEGINNING; thence along the south boundary of said Adjusted Parcel 1, $89^{\circ}66'05''$ East, 1134.17 feet to the southeast corner of said Adjusted Parcel 1; said point also being an angle point in the boundary of Adjusted Parcel 2 per said Record of Survey; thence along the boundary of said Adjusted parcel 2, the following three courses: South $00^{\circ}46'53''$ West, 582.18 feet; North $89^{\circ}36'57''$ East 330.00 feet; North $00^{\circ}47'00''$ East, 447.72 feet to the southwest corner of Adjusted Parcel 3 per said Record of Survey; thence along the westerly boundary of said Adjusted Parcel 3, North $00^{\circ}47'00''$ East 858.26 feet to the northwest corner of said Adjusted parcel 3 ; thence along the north line of said Adjusted Parcel 3, South $89^{\circ}55'05''$ East 973.18 feet to the north one-quarter (N1/4) of said Section 7, a found $5/8''$ rebar with aluminum cap, PLS 3209; thence along the east line of said northwest one-quarter (NW 1/4 of Section 7, South $01^{\circ}57'21''$ West, 2597.75 feet to the center one-quarter (C1/4) of Section 7, a found $5/8''$ rebar with aluminum cap, PLS 3209; thence along the south line of said northwest one-quarter (NW1/4) of Section 7, South $89^{\circ}07'55''$ West, 1375.18 feet; thence leaving said south line, North $00^{\circ}46'53''$ east, 1146.10 feet; thence north $36^{\circ}53'51''$ West, 909.71 feet; thence North $89^{\circ}55'05''$ West, 453.02 feet to a point on said westerly line of Section 7; thence along said westerly line of Section 7, North $00^{\circ}02'00''$ West, 20 feet to the POINT OF BEGINNING.

Reference is further made to adjusted Parcel 3 on Record of Survey recorded April 7, 2016 as Document No. 2016-879074, Official Records of Douglas County, State of Nevada.

APN: 1121-07-000-043

Note: Document No. 879268 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1121-07-000-035
 b. 1121-07-000-043
 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. a. Total Value/Sales Price of Property: \$ 300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 300,000.00
 d. Real Property Transfer Tax Due: \$ 1,170.00

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 *Edward Ferranto* Capacity Trustee / grantor
 Signature *Gillian Ferranto* Capacity Trustee / grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Edward Ferranto and Gillian Ferranto, Trustees of The Ferranto Family Trust dated December 24, 2002
 Address: 1263 Marj Ln
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dave M. Ung + Caroline T. Ung
 Address: 2096 Strang Ave
 City: San Leandro
 State: CA Zip: 94578

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102066-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED