

DOUGLAS COUNTY, NV

2021-967848

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

05/21/2021 09:12 AM

ELEVATED TITLE, LLC

KAREN ELLISON, RECORDER

E05

**PREPARED AT THE INSTRUCTION OF GRANTOR:**

Elevated Title Company  
1701 BARRETT LAKES BLVD, STE 260  
KENNESAW, GA, 30144

Return to and mail tax statements to:  
JAMES R. CERAGIOLI  
KRISTINE SHANNON CERAGIOLI  
2489 WADE STREET  
MINDEN, NV 89423

Property Tax ID No. 1420-27-810-026  
Order #: LTC LNV21152994

**DEED OF GRANT**

This indenture made this 14 day of May, 2021, between **James R. Ceragioli, A Married Man, Who Acquired Title an Unmarried Man**, of 2489 Wade Street, Minden, NV 89423, Grantor(s), and **James R. Ceragioli and Kristine Shannon Ceragioli, Husband and Wife as Joint Tenants**, of 2489 Wade Street, Minden, NV 89423, Grantee(s).

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00) 00/100 DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in **Douglas** County, Nevada, to-wit:

**LOT 9, IN BLOCK 2, OF PARADISE VIEW SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 13, 1961, IN BOOK 5, PAGE 175, AS FILE NO. 17230.**

Parcel ID: 1420-27-810-026

Commonly known as: 2489 Wade Street, Minden, NV 89423

The previously recorded vesting deed was recorded on **September 30, 2011**, in Instrument # **790349**, in the **Douglas** County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

James R. Ceragioli  
James R. Ceragioli

WITNESS the hand of said Grantor(s) this 14 day of May, 2021.

STATE OF NEVADA )  
COUNTY OF Douglas )

SS.

The foregoing, Deed of Grant was acknowledged before me this 14 day of May, 2021, by James R. Ceragioli



Karen Kukulus  
Notary Public  
My Commission Expires: 2-26-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1470-27-810-026  
 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. a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: TRANSFER SPOUSE TO SPOUSE WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 100 %  
 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: \_\_\_\_\_

Capacity: AGENT

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: JAMES R. CERAGIOLI  
 Address: 2489 WADE ST.  
 City: MINDEN  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: JAMES R. CERAGIOLI  
KRISTEN SHANNON CERAGIOLI  
 Address: 2489 WADE ST.  
 City: MINDEN  
 State: NV Zip: 89423

**COMPANY REQUESTION RECORDING**

Print Name: Elevated Title, LLC  
 Address: 1701 Barrett Lakes Blvd. #260  
 City: Kennesaw

Escrow #: LNV 21152994  
 State: GA Zip: 30144