

DOUGLAS COUNTY, NV **2021-968832**
RPTT:\$1501.50 Rec:\$40.00
\$1,541.50 Pgs=3 **06/09/2021 10:24 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-30-628-001
R.P.T.T.	\$1,501.50
File No.:	1227826 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jeremy Page and Carly Page	
423 Bath Street	
Carson City, NV 89703	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Chris B. Sciarrotta, an unmarried man and Alex Sciarrotta, an unmarried man as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jeremy Page and Carly Page**, husband and wife as joint tenants all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***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: May 21, 2021

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

Chris B. Sciarrotta

Chris B. Sciarrotta

Alex Sciarrotta

Alex Sciarrotta

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 21 day of May, 2021
By: Chris B. Sciarrotta and Alex Sciarrotta

Signature: *Kend*
Notary Public

My Commission Expires: June 8, 2022

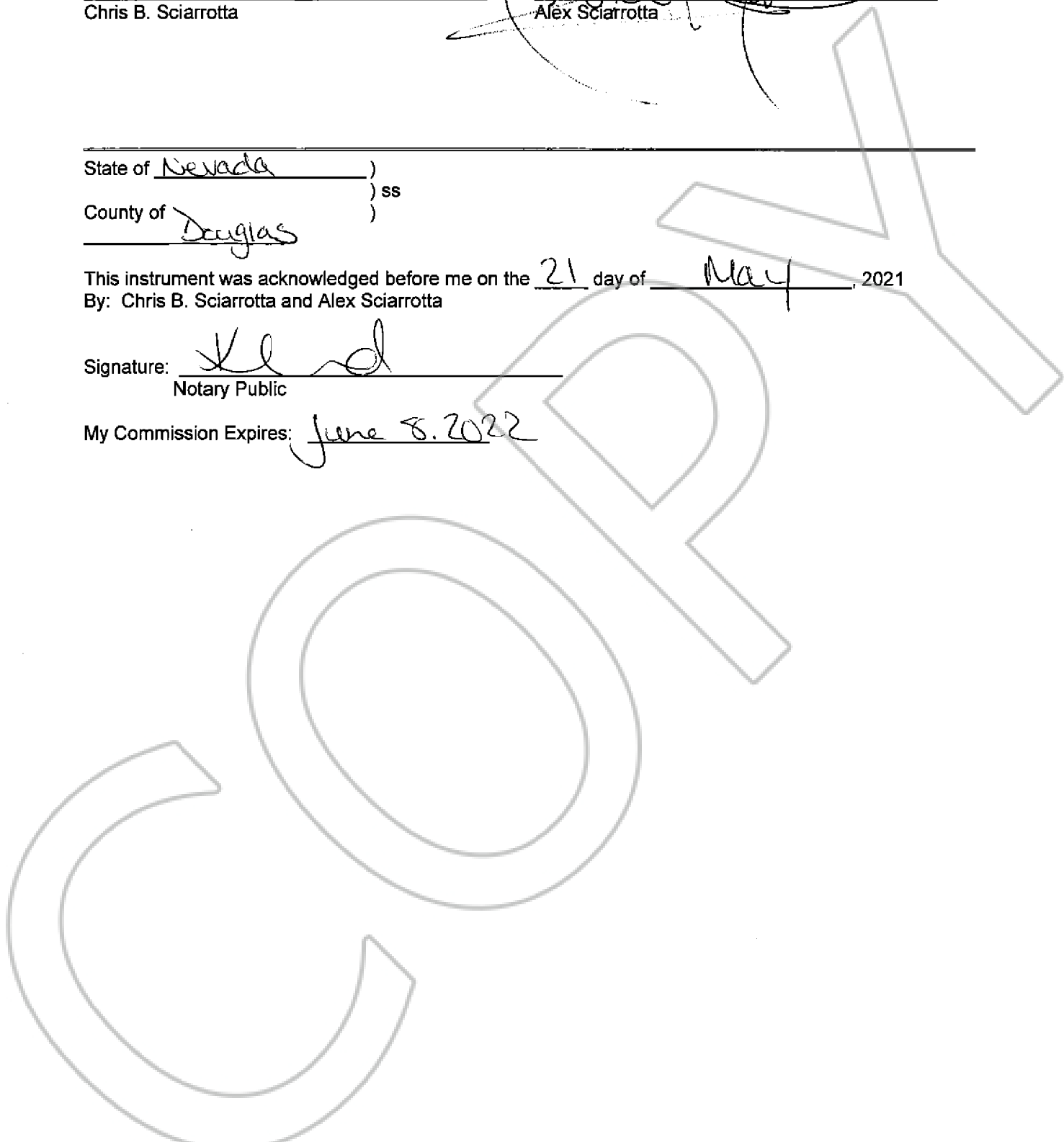


EXHIBIT "A"
LEGAL DESCRIPTION

The real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Unit 1, 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, TAHOE VILLAGE SUBDIVISION UNIT NO. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-628-001
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 385,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 385,000.00
 d. Real Property Transfer Tax Due \$ 1,501.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *Chris B. Sciarrotta and Alex Sciarrotta* Capacity Grantor *Escrow*
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Chris B. Sciarrotta and Alex Sciarrotta
 Address: 445 Sierra Leaf Circle
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jeremy Page and Carly Page
 Address: 423 Bath Street
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1227826 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED