

WHEN RECORDED MAIL TO:
Christina MacFarlane
1436 N Marion Russell Drive
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Christina MacFarlane
1436 N Marion Russell Drive
Gardnerville, NV 89410

Escrow No. 2104068-DKD

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.: 1320-33-810-007
R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Eugene Guadagni a married man as his sole and separate property and Christina Renee MacFarlane an unmarried woman together as joint tenants with right of survivorship, who acquired title as Eugene Guadagni a married man as his sole and separate property and Chrietina Renee MacFarlane an unmarried woman together 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 Christina Renee MacFarlane , an unmarried woman

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

Lot 57 in Block M as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-810-007

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

Signature and notary acknowledgement on page two.

Eugene Guadagni
Eugene Guadagni

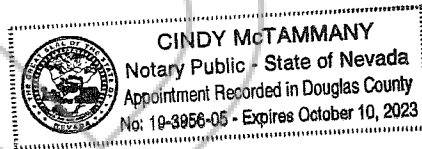
STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on, July 2nd, 2021
by Eugene Guadagni

Cindy McTammany
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104068.



Christina Renee MacFarlane
Christina Renee MacFarlane

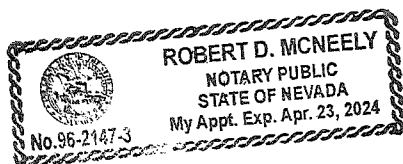
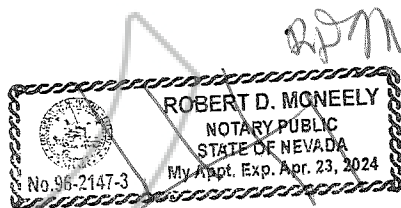
STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on, 7-2-2021
by CHRISTINA RENEE MACFARLANE

Robert D. McNeely
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104068.



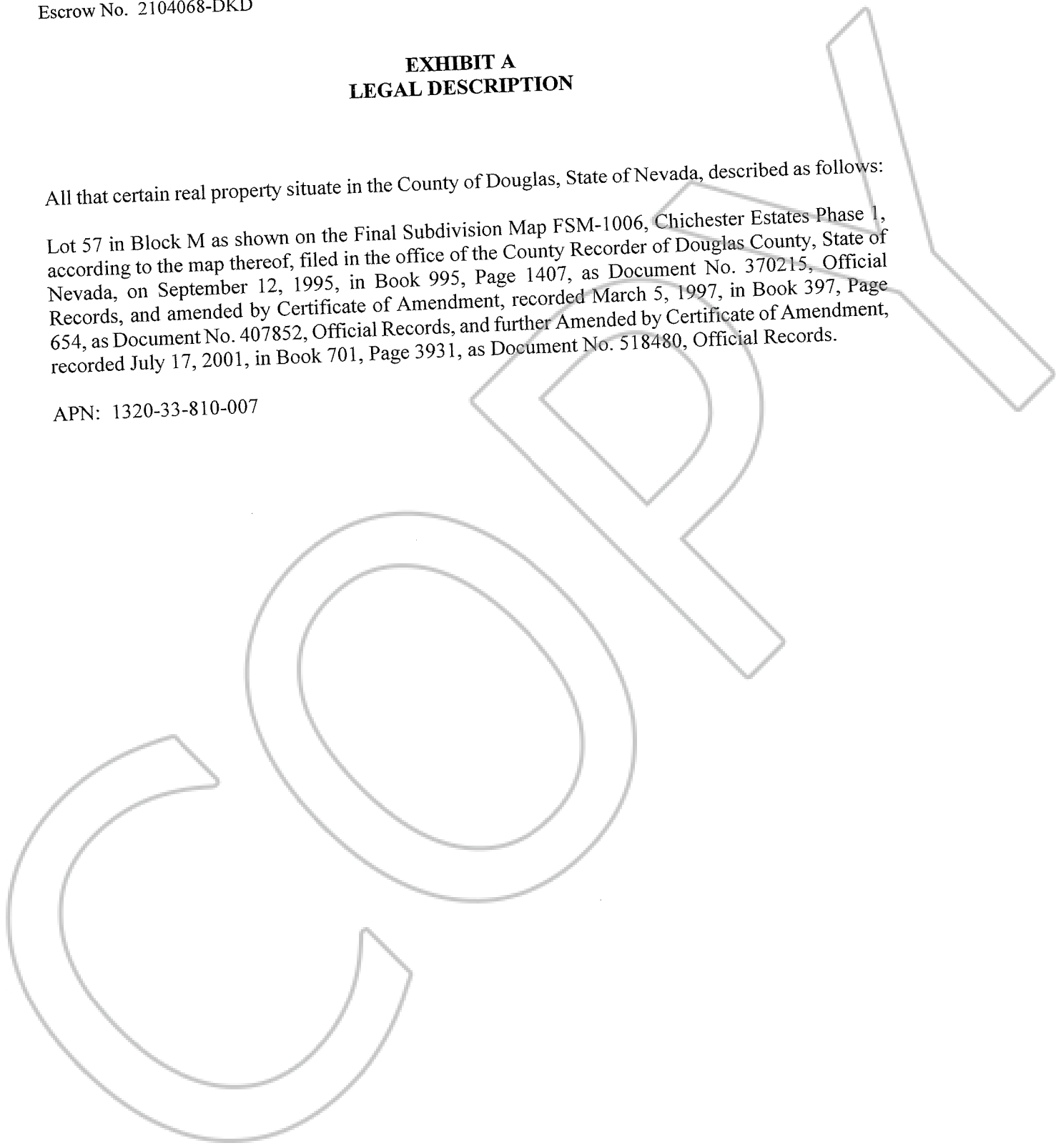
Escrow No. 2104068-DKD

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 57 in Block M as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-810-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-810-007
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 4
 b. Explain Reason for Exemption: Transfer of title to remaining joint tenant 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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Eugene Guadagni, et al
 Address: 1436 N Marion Russell Dr
 City: Gardnerville NV 89410
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christina Renee MacFarlane
 Address: 1436 N Marion Russell Drive
 City: Gardnerville NV 89410
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104068-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED