

DOUGLAS COUNTY, NV **2021-972851**
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=2 **08/20/2021 02:41 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-16-610-091
R.P.T.T.: \$1,657.50
Escrow No.: 21020064-DC
When Recorded Return To:
Jeffrey A. Carlton and Marcia Carlton
134 Fredericksburg Road
Gardnerville, NV 89460

Mail Tax Statements to:
Jeffrey A. Carlton and Marcia Carlton
134 Fredericksburg Road
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Edward Ferranto and Gillian Ferranto, Trustees of Ferranto Family Living Trust Agreement dated December 24, 2002

do(es) hereby Grant, Bargain, Sell and Convey to

Jeffrey A. Carlton and Marcia Carlton, husband and wife, as joint tenants with right of survivorship

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

Lot 110, of Gardnerville Ranchos Subdivision, Phase 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 1st, 1965, as Document No. 28309, and by Amended Map recorded June 4, 1965, as Document No. 28377.

Assessors Parcel No.: 1220-16-610-091

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

Dated this 20 day of AUGUST, 2021.

Ferranto Family Living Trust Agreement dated December 24, 2002

BY: [Signature]
Edward Ferranto
Trustee

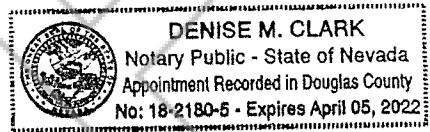
BY: [Signature]
Gillian Ferranto
Trustee

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 20 day of AUGUST, 2021, by Edward Ferranto and Gillian Ferranto.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-610-091
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$425,000.00
 d. Real Property Transfer Tax Due: \$1,657.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Edward Ferranto and Gillian Ferranto, Trustees of Ferranto Family Living Trust</u>	Print Name: <u>Jeffrey A. Carlton and Marcia Carlton</u>
Address: <u>1263 Marj Ln</u>	Address: <u>134 Fredericksburg Road</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>Nevada</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 21020064-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703