

DOUGLAS COUNTY, NV **2021-975420**
RPTT:\$3061.50 Rec:\$40.00
\$3,101.50 Pgs=2 10/13/2021 09:21 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-29-810-016
R.P.T.T.	\$3,061.50
File No.:	1414287 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The C. and G. Benvenuti Family Trust dated July 14, 2008	
15102 Lynn Ave	
Los Gatos, CA 95032	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Carlton Thomas Edwards and Kathleen Marie Edwards, husband and wife 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 **Christian J. Benvenuti Trustee of The C. and G. Benvenuti Family Trust dated July 14, 2008**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 19, in Block B, as set forth on FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 1, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 5, 1990, in Book 690, Page 525, as Document No. 227472.

***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: 10-5-2021

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


Carlton Thomas Edwards


Kathleen Marie Edwards

State of Nevada)

) ss
County of

Douglas

This instrument was acknowledged before me on the 5 day of October, 2021
By: Carlton Thomas Edwards and Kathleen Marie Edwards

Signature: 
Notary Public

My Commission Expires: March 12, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-29-810-016
 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 \$ 785,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 785,000.00
 d. Real Property Transfer Tax Due \$ 3,061.50

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 *On Ace* Capacity _____ Grantor *Escrow*
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Carlton Thomas Edwards and Kathleen Marie Edwards
 Address: P.O. Box 1198
 City: Spirit Lake
 State: ID Zip: 83869

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The C. and G. Benvenuti Family Trust dated July 14, 2008
 Address: 15102 Lynn Ave
 City: Los Gatos
 State: CA Zip: 95032

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1414287 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410