

DOUGLAS COUNTY, NV **2021-975573**
RPTT:\$2601.30 Rec:\$40.00
\$2,641.30 Pgs=2 10/15/2021 01:02 PM
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Samuel Thomas Walter Francis
2980 Hot Springs Rd.
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2106099-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.: 1420-28-110-018
R.P.T.T. \$2,601.30

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Anthony T. Bartone and Ashley Bartone, Trustees of The Bartone Family Trust dated September 1, 2016

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Samuel Thomas Walter Francis, an unmarried man

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

Lot 85, in Block B, as shown on the final map 98-045-3 of SARATOGA SPRINGS ESTATES UNIT NO. III, planned unit development recorded in the office of the County Recorder of Douglas County, Nevada, on June 23, 1998 in Book 698, Page 5063, as Document No. 442616

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

Signature and notary acknowledgement on page two.

The Bartone Family Trust

AT TRUSTEE
Anthony T. Bartone, Trustee

Ashley Bartone Trustee
Ashley Bartone, Trustee

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS *Carson City*

This instrument was acknowledged before me on, *October 7, 2021*
by *Anthony T. Bartone and Ashley Bartone, Trustees*

Danielle Dewitt
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02106099.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-28-110-018
 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: \$ 666,600.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 666,600.00
 d. Real Property Transfer Tax Due: \$ 2,601.30

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 [Signature] Capacity agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Anthony T. Bartone and Ashley Bartone, Trustees of The Bartone Family Trust dated September 1, 2016
 Address: 2980 Hot Springs Rd.
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Samuel T W Francis
 Address: 2980 Hot Springs Rd
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02106099-010-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