

DOUGLAS COUNTY, NV **2021-976617**
RPTT:\$5050.50 Rec:\$40.00
\$5,090.50 Pgs=2 11/05/2021 10:26 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-611-009 and 131903611009
File No: 143-2637725 (et)
R.P.T.T.: \$5,050.50

When Recorded Mail To: Mail Tax Statements To:
Florence N Tortomasi 1992 Trust
3521 Long Drive
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Donna Marchi Baxter, Trustee of the Donna Marchi Baxter Trust dated March 25, 2014

do(es) hereby *GRANT, BARGAIN and SELL* to

Florence N Tortomasi, Trustee of the Florence N Tortomasi 1992 Trust

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

LOT 2, IN BLOCK A, AS SET FORTH ON THE FINAL MAP OF GENOA LAKES PHASE 1B, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 28, 1993, IN BOOK 693, PAGE 6217, AS DOCUMENT NO. 311009, OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

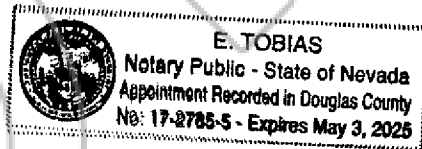
Donna Marchi Baxter, Trustee of the Donna
Marchi Baxter Trust dated March 25, 2014

Donna Marchi Baxter TTE
Donna Marchi Baxter, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 10.27.2021 by
Donna Marchi Baxter, Trustee.

[Signature]
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2637725.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-611-009
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$1,295,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,295,000.00
- d) Real Property Transfer Tax Due \$5,050.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: The Donna Marchi Baxter Trust

Print Name: 1992 Trust

Address: PO Box 1156

Address: 3521 Long Drive

City: Genoa

City: Minden

State: NV Zip: 89411

State: NV Zip: 89423

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

Print Name: First American Title Insurance Company

File Number: 143-2637725 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)