

DOUGLAS COUNTY, NV **2021-977764**
RPTT:\$4777.50 Rec:\$40.00
\$4,817.50 Pgs=2 11/30/2021 12:48 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-35-001-044
R.P.T.T.	\$4,777.50
File No.:	1469804 KDJ/BEB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Teri Rozier and Patrick Rozier	
1530 Wildflower Court	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph L. Taranto and Kathleen M. Taranto, Trustees of the Joseph and Kathleen Taranto Revocable Trust, dated May 13, 2004** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Teri Rozier and Patrick Rozier, wife and husband as joint tenants with right of survivorship**, 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 4, in Block F, as shown on the Official Map of WILDFLOWER RIDGE UNIT 5, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2543, Document No. 241310, Official Records.

***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: 11/22/2021

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

Joseph and Kathleen Taranto Revocable Trust
dated May 13, 2004

By: Joseph L. Taranto
Joseph L. Taranto, Trustee

By: Kathleen M. Taranto
Kathleen M. Taranto, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 22nd day of November, 2021
By: Joseph L. Taranto as Trustee of Joseph and
Kathleen Taranto Revocable Trust, dated May 13, 2004 and Kathleen M. Taranto.

Signature: Lisa Voelka
Notary Public
Lisa Voelka

My Commission Expires: 5/31/22



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-35-001-044
 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 \$ 1,225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,225,000.00
 d. Real Property Transfer Tax Due \$ 4,777.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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  Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph and Kathleen Taranto
Revocable Trust, dated May 13, 2004
 Address: 1530 Wildflower Court
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Teri Rozier and Patrick Rozier
 Address: 1530 Wildflower Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1469804 KDJ/BEB
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED