DOUGLAS COUNTY, NV

2021-978327

RPTT:\$2808.00 Rec:\$40.00 \$2,848.00 Pgs=3

12/13/2021 02:04 PM

TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO: Sammy Ingrassia and Sara Braunger 1930 Village Center Circle, #3-1576 Las Vegas, NV 89134

MAIL TAX STATEMENTS TO: Sammy Ingrassia and Sara Braunger 1930 Village Center Circle, #3-1576 Las Vegas, NV 89134

Escrow No. 2107643-SLP

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.: 1318-23-310-039

R.P.T.T. \$2,808.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

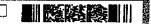
THIS INDENTURE WITNESSETH: That Kimberly M. Ferguson, a married woman as her sole and separate property who acquired title as Kimberly M. Ireland, an unmarried woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sammy Ingrassia and Sara Braunger, husband and wife, as community property with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.



328FUF17-7236-4103-673F-893CC630319E -- 2021/12/10 11:22:46 -8:00 --- Remaile Notary

Kimberly M Ferguson	
imberly M. Ferguson	\ \
	\ \
TATE OF NEVADA	,
OUNTY OF Clark	} ss:
This document was notes	riged online using two way and o and vides according to the lea
This document was hotal	rized online using two-way audio and video recording technolog
nis instrument was acknowl	edged before me on , December 10, 2021
Kimberly M. Ferguson	
Kerthi/	
OTARY PUBLIC	< \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
his Notary Acknowledgemei 107643.	nt is attached to that certain Grant, Bargain, Sale Deed under escrow
	LESLIE VELOZ
	NOTARY PUBLIC
	STATE OF NEVADA Commission # 21-4818-01
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025
	My Appt. Expires August 27, 2025

Escrow No. 2107643-SLP

EXHIBIT A LEGAL DESCRIPTION

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

Lot 13, in Block B, as shown on the Official Amended Map of LAKE VILLAGE UNIT NO. 1, recorded in the office of the County Recorder of Douglas County, Nevada, June 29, 1970, in Book 1 of Maps, Page 118, Document No. 48573, and the Second Amended Map to the "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", recorded on December 28, 1971, in Book 95, Page 76, as File No. 56077.

APN: 1318-23-310-039



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)	\ \
a. <u>1318-23-310-039</u>	\ \
b	\.\
C	
d.	
2. Type of Property:	
a. D Vacant Land b. D Single Fa	am. Res. FOR RECORDERS OPTIONAL USE ONLY
c. ☑ Condo/Twnhse d. ☐ 2-4 Plex	
e. ☐ Apt. Bidg f. ☐ Comm'i/i	
g. 🛘 Agricultural h. 🗘 Mobile H	
. i. Other	
3. a. Total Value/Sales Price of Property:	\$ 720,000.00
b. Deed in Lieu of Foreclosure Only (value of	
c. Transfer Tax Value	\$ 720,000.00
d. Real Property Transfer Tax Due:	\$ 2,808.00
• •	2,000.00
4. If Exemption Claimed	
a. Transfer Tax Exemption, per NRS 375).090, Section
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transfer	red: %
i75.110, that the information provided is correct to the source that the source that the shall be substantiate the shall be substantiate the shall be substantiated and the shall be substantiated the shall be substantiated to the shall be substantiated to the shall be substantially substantial that the shall be substantially substantial that the shall be substantially substantially substantially substantially substantially substantial that the substantial substanti	ler penalty of perjury, pursuant to NRS 375.060 and NRS ne best of their information and belief, and can be supported information provided herein. Furthermore, the parties agree r determination of additional tax due, may result in a penalty
pintly and severally liable far any additional amount	
Signature July 1	Capacity Grantee
Signature	Capacity Grantee
OF LED ADDANGED IN FRANCE	/ /
SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION
Print Name: Kimberly M. Ferguson	(REQUIRED)
Address: 471 Rosewood Ave.	Print Name: Sammy Ingrassia, ETAL
City: San Jose	Address: 1930 Village Center Circle #3-1076 City: Las Vegas
State: CA Zip: 95117	
COMPANY/PERSON REQUESTING R Print Name: Ticor Title of Nevada, Inc.	State: NV Zip: 89134 ECORDING (Required if not Seller or Buyer) Escrow No.: 02107643-030-SLP
Address: 264 Village Boulevard #101	
City, State, Zip: Incline Village, NV 89451	
AS A DUBLIC BECORD THIS FOR	MAY BE DECORDED/MODOSIN MED

Declaration of Value SFRM0071 (DSI Rev. 12/22/16)

Printed: 12/11/2021 2:35 PM by JBA Eacrow No.: 02107643-030-SLP