

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.

328F0F17-7236-4106-873F-893CC630319B -- 2021/12/10 11:22:46 -8:00 -- Rencile, Notary



Kimberly M. Ferguson

Kimberly M. Ferguson

STATE OF NEVADA
COUNTY OF Clark

} ss:

This document was notarized online using two-way audio and video recording technology

This instrument was acknowledged before me on , December 10, 2021
by Kimberly M. Ferguson

Leslie Veloz

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02107643.

LESIE VELOZ
NOTARY PUBLIC
STATE OF NEVADA
Commission # 21-4818-01
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. 1318-23-310-039
 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: \$ 720,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 720,000.00
 d. Real Property Transfer Tax Due: \$ 2,808.00

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 [Signature] Capacity Grantee
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Kimberly M. Ferguson
 Address: 471 Rosewood Ave.
 City: San Jose
 State: CA Zip: 95117

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Sammy Ingrassia, ETAL
 Address: 1930 Village Center Circle #3-1076
 City: Las Vegas
 State: NV Zip: 89134

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107643-030-SLP
 Address: 284 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

KX