

DOUGLAS COUNTY, NV **2022-979861**  
RPTT:\$2340.00 Rec:\$40.00  
\$2,380.00 Pgs=2 **01/14/2022 02:20 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-07-111-003  
R.P.T.T.: \$2,340.00  
Escrow No.: 21024242-ES  
When Recorded Return To:  
Michael T. Frates and Lauren M. Frates  
3560 Green Acre Drive  
Carson City, NV 89705

Mail Tax Statements to:  
Michael T. Frates and Lauren M. Frates  
3560 Green Acre Drive  
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**David Gantenbein and Teresa Gantenbein, husband and wife, as joint tenants with rights of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Michael T. Frates and Lauren M. Frates, husband and wife as joint tenants**

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

Lot 8, of Valley View Subdivision #3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 28th, 1964, as Book 27, Page 47, File No. 26188.

Assessors Parcel No.: 1420-07-111-003

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

Dated this 14<sup>th</sup> day of January, 2022.

David Gantenbein  
David Gantenbein

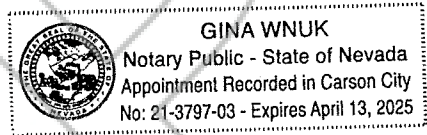
Teresa Gantenbein  
Teresa Gantenbein

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 14 day of January, 2022, by David Gantenbein and Teresa Gantenbein.

Gina Wnuk  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-111-003  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$600,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$600,000.00  
 d. Real Property Transfer Tax Due: \$2,340.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *David Gantenbein* Capacity: Escrow Holder  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

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

Print Name: <u>David Gantenbein and Teresa Gantenbein</u>	Print Name: <u>Michael T. Frates and Lauren M. Frates</u>
Address: <u>3560 Green Acre Drive P.O. 51425</u>	Address: <u>3560 Green Acre Drive</u>
City: <u>Carson City Billings</u>	City: <u>Carson City</u>
State: <u>NV MT Zip: 89705 59105</u>	State: <u>Nevada</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21024242-ES  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED