

DOUGLAS COUNTY, NV **2022-979952**
RPTT:\$7039.50 Rec:\$40.00
\$7,079.50 Pgs=4 **01/18/2022 03:53 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-26-515-001
R.P.T.T.	7039.50
File No.:	1521426 rc
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Grantee	
P.O. Box 566	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Larry W. Merrill, as to an undivided 50% interest and Angelina Colletto, Trustee of the Colletto Survivor's Trust UAD September 19, 1988, as to a 50% interest**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Chivonne Leigh Harrigal and Michael Robert McLaughlin, wife and husband, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: January 15, 2022

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

Larry W. Merrill
Larry W. Merrill

Colletto Survivor's Trust UAD September 19, 1988

By: Angelina Colletto
Angelina Colletto, Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Larry W. Merrill and Angelina Colletto, Trustee of the Colletto Survivor's Trust UAD September 19, 1988

Signature: see attached certificate
Notary Public

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

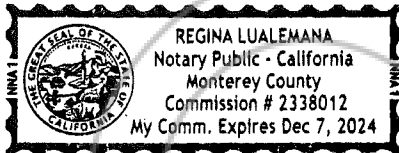
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)
On Jan. 15, 2022 before me, Regina Lualemana, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Larry W. Murrell and Angelina Colletto
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: Jan. 15, 2022
Number of Pages: 3 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

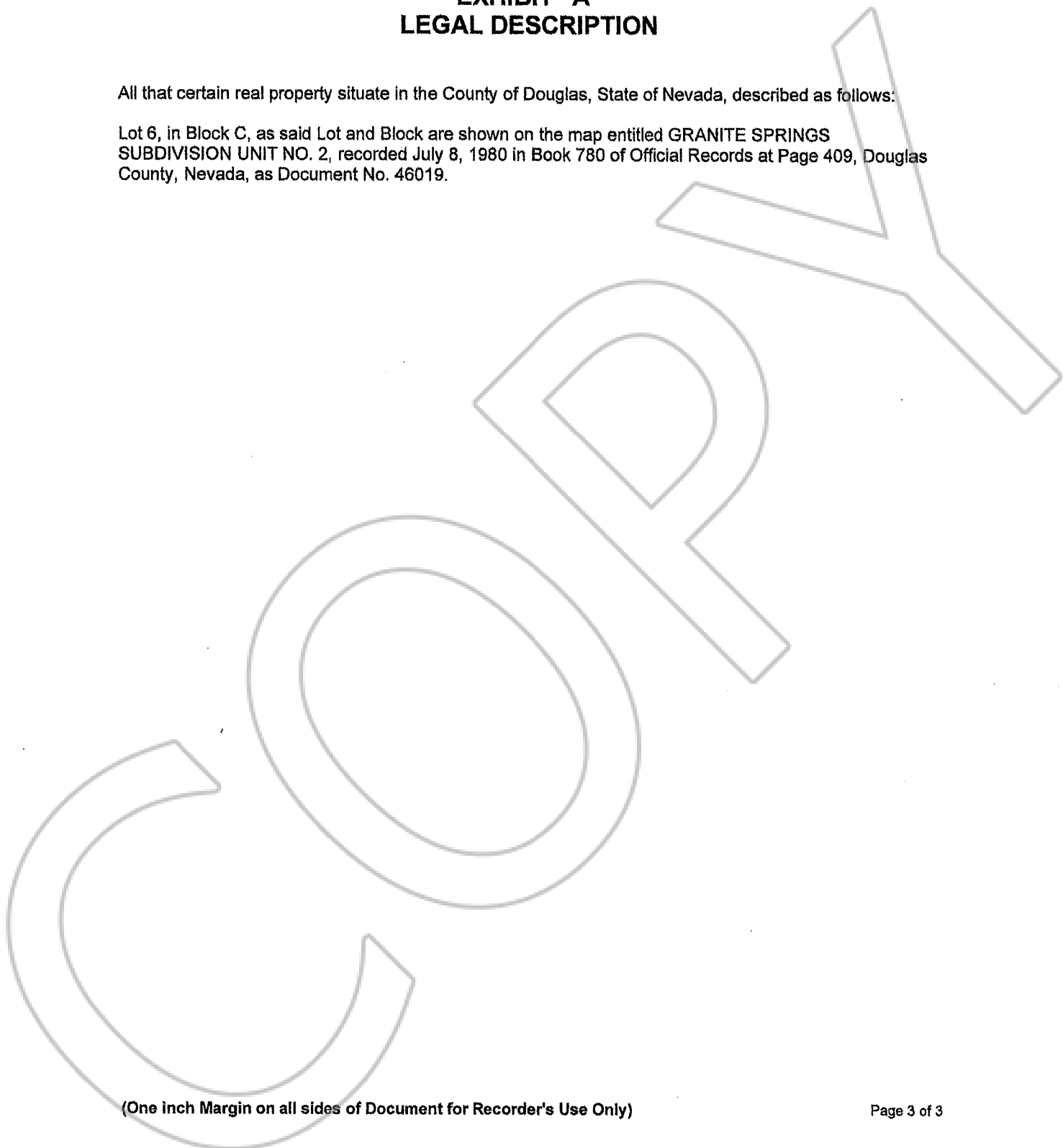
Signer's Name: Larry W. Murrell
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Self

Signer's Name: Angelina Colletto
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Colletto Survivor's Trust
WAD September 19, 1988

**EXHIBIT "A"
LEGAL DESCRIPTION**

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

Lot 6, in Block C, as said Lot and Block are shown on the map entitled GRANITE SPRINGS
SUBDIVISION UNIT NO. 2, recorded July 8, 1980 in Book 780 of Official Records at Page 409, Douglas
County, Nevada, as Document No. 46019.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-26-515-001
 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 \$ 1,805,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,805,000.00
 d. Real Property Transfer Tax Due \$ 7039.50

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 [Signature] Capacity Grantor Escrow
 Signature [Signature] Capacity Grantee Escrow

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Larry W. Merrill and Angelina Colletto,
Trustee of the Colletto Survivor's Trust
UAD September 19, 1988
 Address: 1141 Shell Ave
 City: Pacific Grove
 State: CA Zip: 93950

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Chivonne Leigh Harrigal and
Michael Robert McLaughlin
 Address: P.O. Box 566
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1521426 rc
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509