

APN# 1419-26-410-005

Recording Requested by/Mail to:

Name: FATCO

Address: 1663 US HWY 395 STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: Joanna Giargiari

Address: PO Box 10473

City/State/Zip: Zephyr Cove NV 89448

GRANT BARGAIN AND SALE DEED

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # 2022-979920, and is correcting
TRANSFER TAX- THE TOTAL VALUE/CONSIDERATION SHOWED \$1,400,000 WHEN THE CORRECT AMOUNT IS
\$1,372,000.00

DOUGLAS COUNTY, NV **2022-979920**
RPTT:\$5460.00 Rec:\$40.00
\$5,500.00 Pgs=2 01/18/2022 01:02 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1419-26-410-005
File No: 143-2644798 (et)
R.P.T.T.: \$5,350.80

When Recorded Mail To: Mail Tax Statements To:
Joanna V. Giargiari
PO Box 10473
Zephyr Cove , NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wayne Michael Prouty Jr. and Cassandra Lee Prouty, husband and wife as joint tenants
with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Joanna V. Giargiari, a married woman as her sole and separate property

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

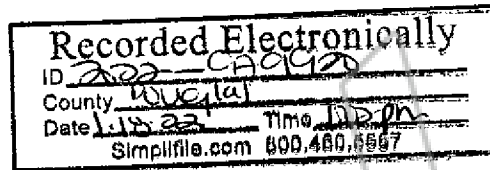
**LOT 27, BLOCK C, OF THE FINAL SUBDIVISION MAP A PLANNED DEVELOPMENT PD
00-16/LDA 02-008 FOR CANYON CREEK MEADOWS PHASE 1, FILED IN THE OFFICE
OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 11, 2004, IN BOOK 204, AT
PAGE 4470, AS DOCUMENT NO. 604356.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

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2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Wayne M. Prouty Jr

Wayne M. Prouty Jr

Cassandra Prouty

Cassandra Prouty

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on January 14, 2022 by Wayne M. Prouty, Jr and Cassandra Prouty.

[Signature]

Notary Public
(My commission expires: 4-3-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2644798.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1419-26-410-005
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,372,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$1,372,000.00
d) Real Property Transfer Tax Due \$5,350.80

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 375.090, Section: #3
b. Explain reason for exemption: Transfer tax already collected in recording 2022-979920

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: [Signature]
Signature: _____ Capacity: _____

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

Print Name: Wayne M. Prouty, Jr and
Cassandra Prouty
Address: 917 jacks valley rd
City: Carson city
State: NV Zip: 89705

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

Print Name: Joanna V. Giargiari
Address: PO Box 10473
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 143-2644798 et/ et
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)