

APN: 1319-30-628-005
R.P.T.T.: \$1,170.00
Escrow No.: 22027028-DR
When Recorded Return To:
Angela Ho and Charles J. Ruhlin
1865 Sorrell Circle
Rocklin, CA 95765

Mail Tax Statements to:
Angela Ho and Charles J. Ruhlin
1865 Sorrell Circle
Rocklin, CA 95765

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carmel Fithian and Lance Fithian, wife and husband as joint tenants with right of survivorship

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

Angela Ho and Charles J. Ruhlin, wife and husband, as joint tenants with right of survivorship

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

PARCEL NO. 1:

Unit 10, of Amended Map of Snowdown, being all of Lot 57, located in Tahoe Village Subdivision, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 29th, 1974, as Document No. 76174.

PARCEL NO. 2:

An undivided 1/26th interest in all of the "Common Area" as shown on the "Amended Map of Snowdown" being all of Lot 57 in Tahoe Village Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

Assessors Parcel No.: 1319-30-628-005

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

Dated this 18th day of April, 2022.

C Fithian
Carmel Fithian

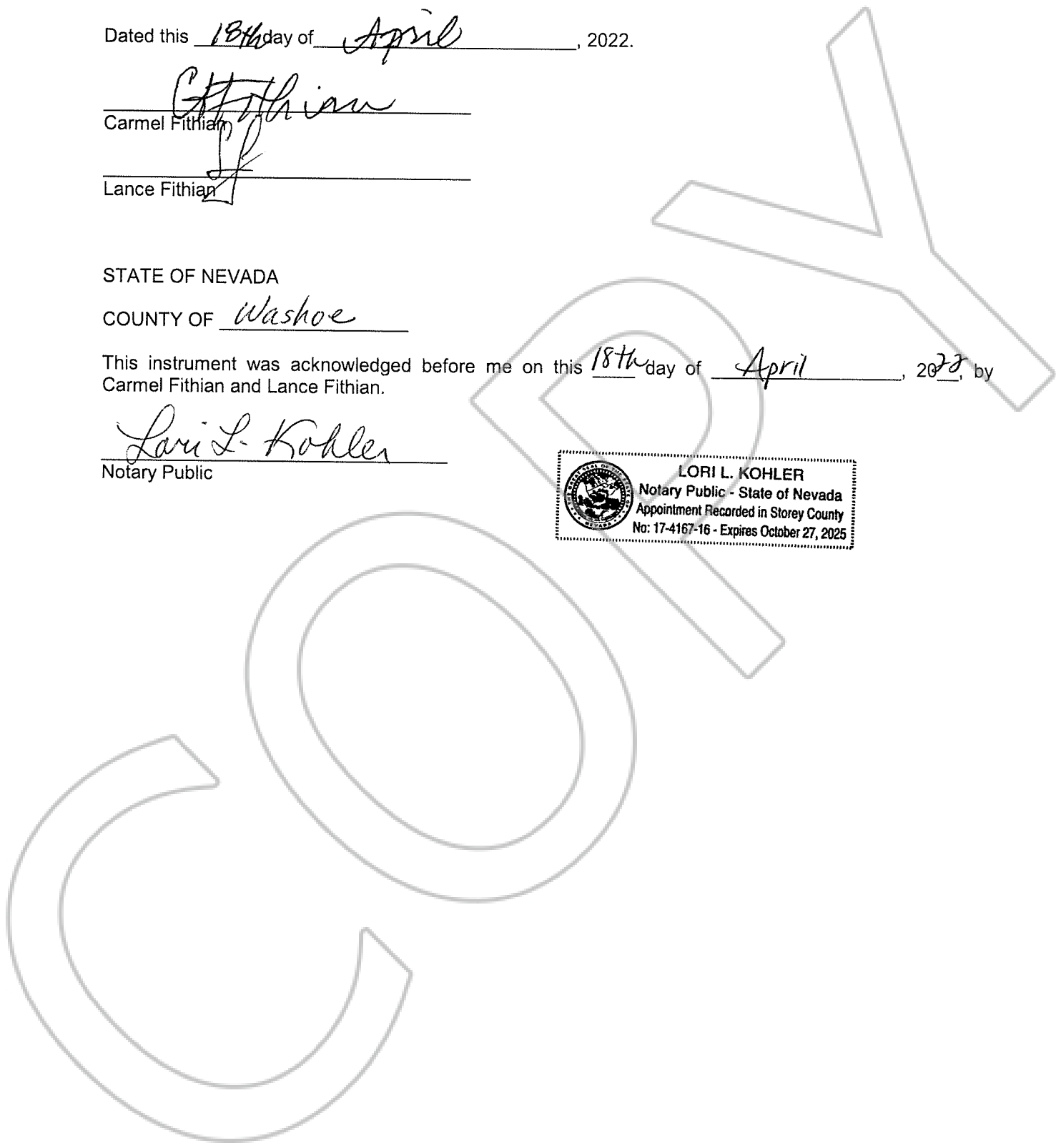
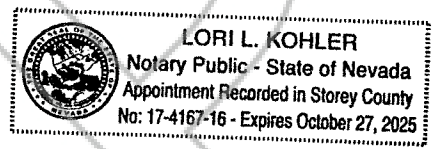
L Fithian
Lance Fithian

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 18th day of April, 2022, by Carmel Fithian and Lance Fithian.

Lori L. Kohler
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-628-005
 b) _____
 c) _____
 d) _____

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

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

3. a. Total Value/Sale Price of Property: \$300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$300,000.00
 d. Real Property Transfer Tax Due: \$1,170.00

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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

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

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

Print Name: <u>Carmel Fithian and Lance Fithian</u>	Print Name: <u>Angela Ho and Charles J. Ruhlin</u>
Address: <u>2565 Painted River Trail</u>	Address: <u>1865 Sorrell Circle</u>
City: <u>Reno</u>	City: <u>Rocklin</u>
State: <u>NV</u> Zip: <u>89523</u>	State: <u>California</u> Zip: <u>95765</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027028-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED