DOUGLAS COUNTY, NV

KAREN ELLISON, RECORDER

RPTT:\$546.00 Rec:\$40.00

\$586.00

2022-984394

04/29/2022 01:36 PM

Pgs=2 TICOR TITLE - CC (NVTH3K)

WHEN RECORDED MAIL TO:

James Arthur San Nicolas Mona R. Mannina 1357 Roaring Camp Dr Murphys, CA 95247

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2201233-DKD

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.: 1420-07-411-011 R.P.T.T. \$ 546.00

SPACE ABOVE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Calvin A. Hobson, Personal Representative of the Estate of Calvin Arthur Hobson, Deceased, pursuant to Case No. 2021-PB-00040

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Arthur San Nicolas and Mona R. Mannina, husband and wife, as joint tenants with right of survivorship

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

Lot 49 of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972 as Document No. 63503.

Together with an undivided 1/83rd interest in and to all the common area, shown as "Parcel A" as set forth on said subdivision.

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

Signature and notary acknowledgement on page two.

Estate of Calvin Arthur Hobson Calvin A. Hobson, Personal Representative } ss: STATE OF NEVADA COUNTY OF CARSON CITY This instrument was acknowledged before me on , by Calvin A. Hobson y Manurau, CINDY MCTAMMANY Notary Public - State of Nevada Appointment Recorded in Douglas County No: 19-3956-05 - Expires October 10, 2023 This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02201233.

## STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s) a. 1420-07-411-011					\ \
a.				PO MERCIA		\ \
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C.	graphy and the second			•••		\ \
d.						\ \
2.	Type of Property:					The second section is a second section of the second section of the second section is a second section of the
a.	□ Vacant Land	b. <b>XX</b>	Single Fam. Res.	F	OR RECORDER	S OPTIONAL USE ONLY
C.	□ Cando/Twnhse		2-4 Plex	1 -	ook	Page
е.	☐ Apt Bldg		Comm'l/Ind'l		ate of Recording	e
g.	☐ Agricultural	h. 🗆	Mobile Home	N	otes:	
i.	Other	yggamanna ya mana a a a da Makilla	Access and the second s		1	
3. a.	Total Value/Sales Price	of Propert	v: / /	<b>\$</b>	140,000.00	A MARK WALLES
b.	Deed in Lieu of Foreck	•		\$		The first construction of the second
c.	Transfer Tax Value	,		\$	140,000.00	тура жана жана жана жана жана жана жана жа
d.	Real Property Transfer	Tax Due:		\$	6.40.00	The state of the s
4.	If Exemption Claimed			1		
٦.			NRS 375.090, Se	ction	V /	
	b. Explain Reason for		The state of the s	1		And development also compared as a second of the second of
	D: Explain House	,	AL MAN AND THE REST OF THE SEC.	garageger y an industries		
5.	Partial Interest: Percer	ntage being	transferred: 🕥	%		
The u	ndersinned declares and	acknowled	laes, under penal	v of per	jury, pursuant to	NRS 375.060 and NRS
375 11	6 that the information of	ovided is co	arrect to the best o	their inf	formation and be	ter, and can be supported
by doc	umentation if called upor	to substar	tiate the information	on provid	jed herein. Funn Ladditional tay di	nermore, the parties agree
that di	sallowance of any claime	d exemptio	n, or other determi per month. Pursis	nation of int to NE	RS 375.030, the	ue, may result in a penalty Buyer and Seller shall be
iointiv	and severally liable for a	v addition	i amount owed.	/ - /		•
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Signa	ature		THE PARTY MANAGEMENT OF THE PROPERTY OF THE PARTY OF THE	Capaci	ity	
	SELLER (GRANTOR)	MEADINAT	ION /	RU	YER (GRANTE	E) INFORMATION
/	REQUIRE			7"	(REQU	
Drint	Name: Calvin A. Hobson	- THE.	p	riot Nam		r San Nicolas and Mona
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the relation was an experience of the state				Murphys		
State	2. AV Zip: 89745	.,		tate: C/	A Zip: 95247	The second section of the second section of the second section of the second section of the second section sec
	COMPANY/PERS	ON BEOLII	STING RECORD	ING (Re	guired if not Se	ller or Buyer)
Print	Name: Ticor Title of Ne	vada, Inc.		scrow N	o.: 02201233-0	010-DKD
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