

DOUGLAS COUNTY, NV

2022-984394

RPTT:\$546.00 Rec:\$40.00

\$586.00 Pgs=2

04/29/2022 01:36 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

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

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 546.00

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



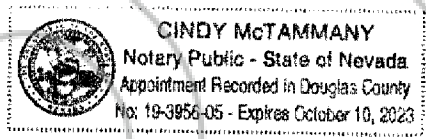
Calvin A. Hobson, Personal Representative

STATE OF NEVADA
COUNTY OF CARSON CITY

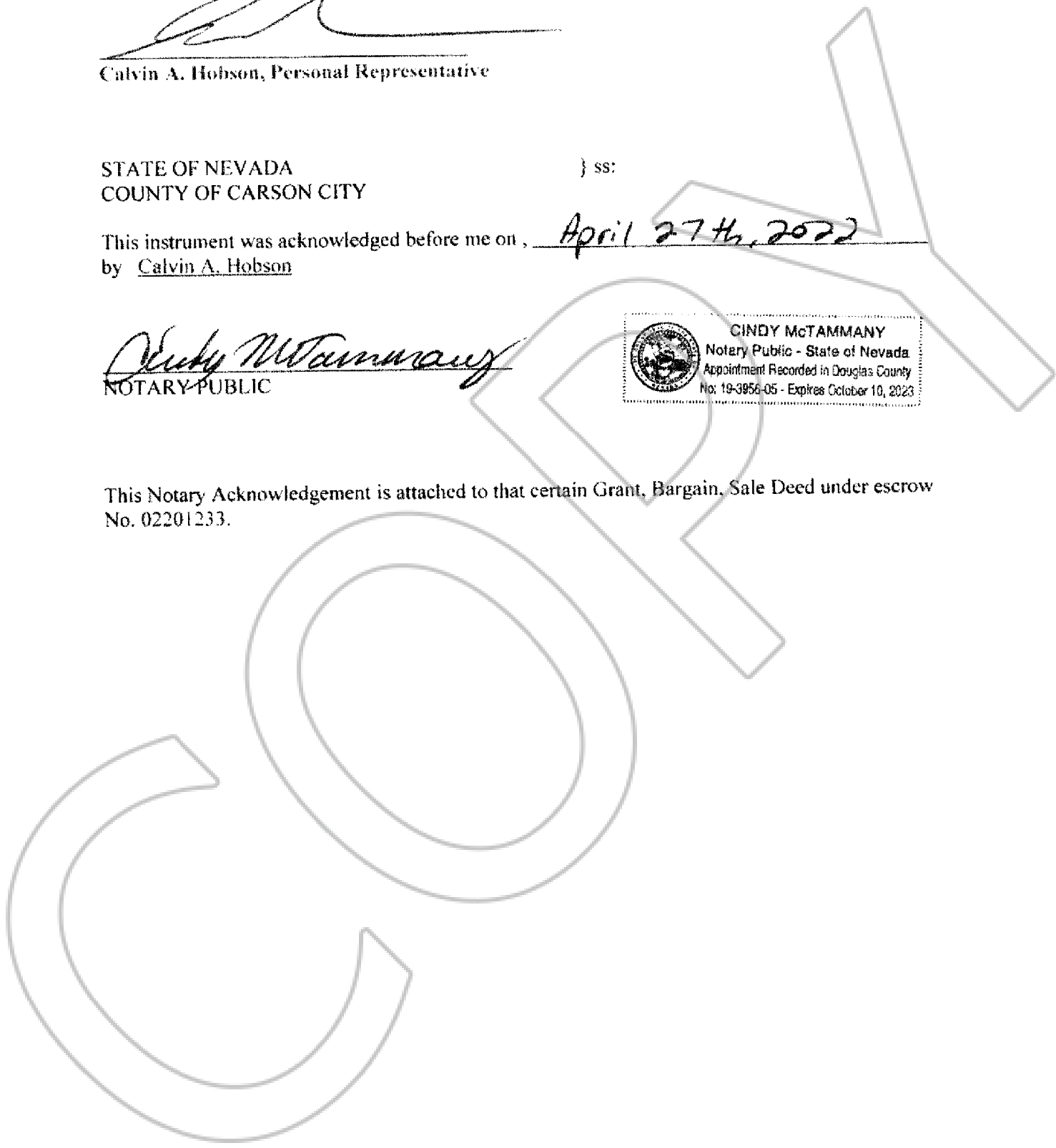
} ss:

This instrument was acknowledged before me on , April 27th, 2022
by Calvin A. Hobson


NOTARY PUBLIC



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
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 140,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 140,000.00
 d. Real Property Transfer Tax Due: \$ 546.00

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 %

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 _____ Capacity Grantor
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Calvin A. Hobson, Personal Representative of the Estate of Calvin Arthur Hobson, Deceased, pursuant to Case No. 2021-PB-00040
 Address: 3739 Banner Dr
 City: CC
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: James Arthur San Nicolas and Mona R. Mannina
 Address: 1357 Roaring Camp Dr
 City: Murphys
 State: CA Zip: 95247

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02201233-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED