

DOUGLAS COUNTY, NV
RPTT:\$2223.00 Rec:\$40.00
\$2,263.00 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2022-985498

05/24/2022 02:29 PM

A.P.N.: 1320-30-713-050

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Hector Saavedra Munoz, Oscar Suarez Saavedra
P.O. Box 12134
Zephyr Cove, NV 89448

Escrow No.: ZC3356-JL

RPTT \$2,223.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Steven Edward Sclafani and Jennifer Lynn Sclafani, Trustees of the Sclafani Family 2020 Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Hector Saavedra Munoz, An Unmarried Man and Oscar Suarez Saavedra, An Unmarried Man as Joint Tenants

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Steven Edward Sclafani and Jennifer Lynn Sclafani, Trustees of the Sclafani Family 2020 Trust

Steven Edward Sclafani
By: Steven Edward Sclafani, Trustee

Jennifer Lynn Sclafani
By: Jennifer Lynn Sclafani, Trustee

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on 05/18/2022

by STEVEN EDWARD SCLAFANI AND JENNIFER LYNN SCLAFANI

N. Frey (seal)
Notary Public



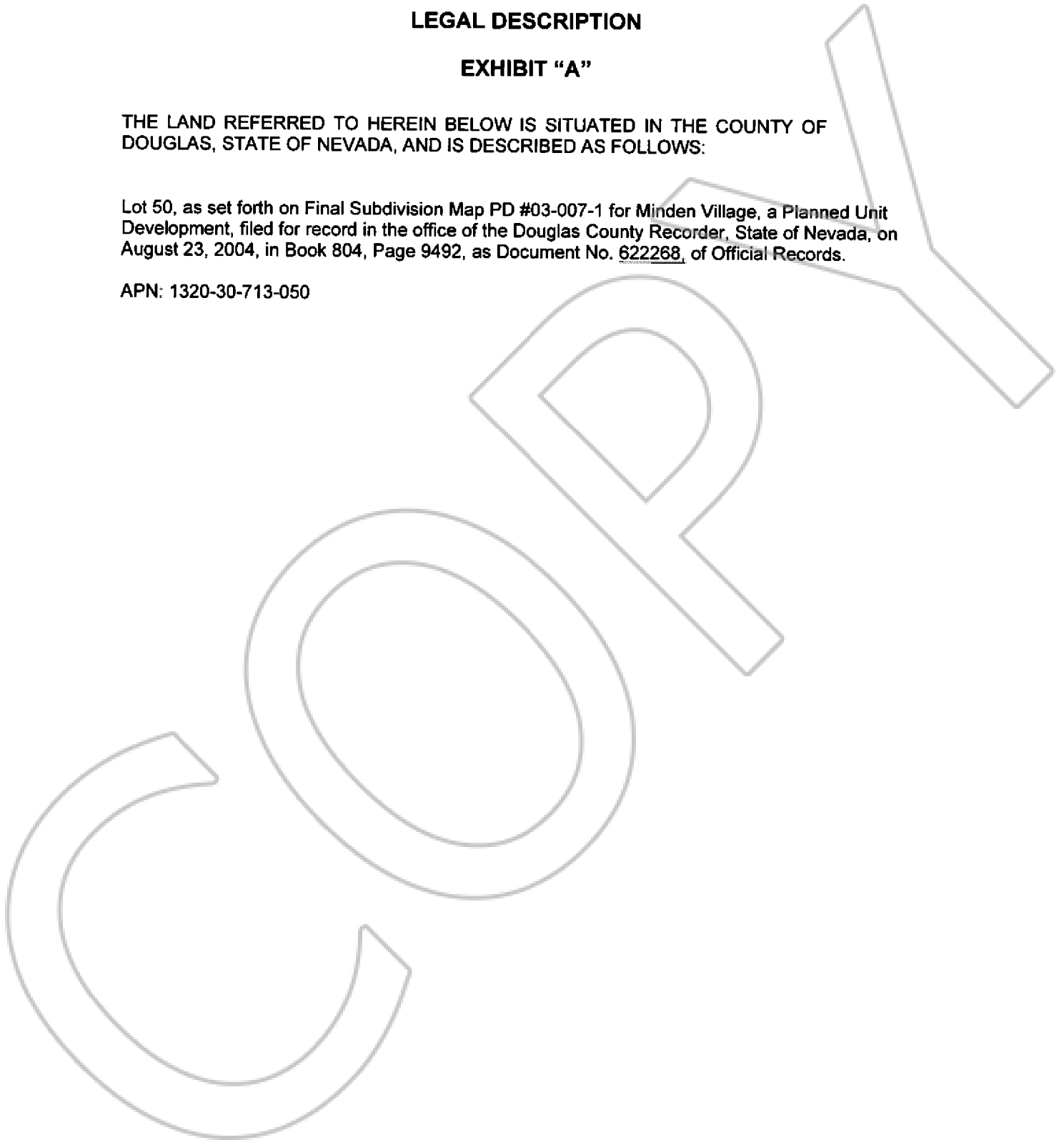
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 50, as set forth on Final Subdivision Map PD #03-007-1 for Minden Village, a Planned Unit Development, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 23, 2004, in Book 804, Page 9492, as Document No. 622268, of Official Records.

APN: 1320-30-713-050



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-30-713-050
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$570,000.00

Transfer Tax Value \$570,000.00

Real Property Transfer Tax Due: \$2,223.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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] Grantor Agent

Signature [Signature] Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Sclafani Family 2020 Trust

Address: 1640 East Minden Village Loop
Minden, NV 89423

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Oscar Suarez Saavedra

Address: 1737 NW 61st St. Unit B
Seattle, WA 98107

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

Print Name: Signature Title Company LLC Escrow #: ZC3356-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED