

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=2
2022-986538
06/22/2022 12:38 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-510-021
R.P.T.T.	\$2,340.00
File No.:	1702405 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Sara R. Mangiaracina and Steven Merrill	
2775 Vicky Lane	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sandra Marie Saphore, sole ownership an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Sara R. Mangiaracina a single woman and Steven J. Merrill, a single man, as Joint Tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 1, in Block 2, as shown on the Official Map of MOUNTAIN VIEW ESTATES NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 1, 1978, in Book 1278, Page 69, as Document No. 27818.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 17, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-510-021
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 600,000.00
 d. Real Property Transfer Tax Due \$ 2,340.00

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 *Sandra Marie Saphore* Capacity *Grantor Escrow*
 Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Sandra Marie Saphore
 Address: 383 E. 1900 N
 City: Ogden
 State: UT Zip: 84414

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Sara R. Mangiaracina and Steven Merrill
 Address: 2775 Vicky Lane
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1702405 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED