

DOUGLAS COUNTY, NV
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=2
09/23/2022 11:17 AM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P. No. 1420-18-113-117
Escrow No. 121-2657314-TM/CJ
R.P.T.T. \$1,560.00

WHEN RECORDED RETURN TO:

Clark Cabristante and Oksana Cabristante
917 Amador Circle
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

Clark Cabristante and Oksana Cabristante
917 Amador Circle
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daniel Murphy, a single man and Briana Roy, a single woman, as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Clark Cabristante and Oksana Cabristante, husband and wife, as joint tenants with right of survivorship

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

LOT 152, OF BLOCK C, AS SHOWN ON THE PLAT OF SILVERADO HEIGHTS 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 20, 1979 AS DOCUMENT NO. 33717 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994 IN BOOK 1294, PAGE 2904 AS DOCUMENT NO. 352879 OF OFFICIAL RECORDS.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/21/2022

Daniel Murphy
Daniel Murphy

Briana Roy
Briana Roy

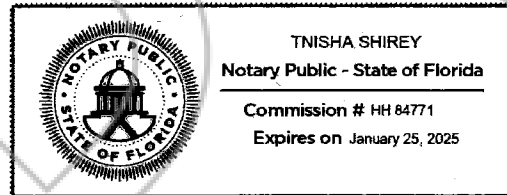
STATE OF Florida)
 : ss.
COUNTY OF Hillsborough)

This instrument was acknowledged before me on
09/23/2022 _____ by

Daniel Murphy and Briana Roy.

Tnisha Shirey

Notary Public
(My commission expires: 01/25/2025)



By means of Online Notarization

Notarized online using audio-video communication

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
09/21/2022 under Escrow No. 121-2657314

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-18-113-117
- 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

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

- 3. a) Total Value/Sales Price of Property: \$399,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$399,900.00
- d) Real Property Transfer Tax Due \$1,560.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Daniel Murphy*
Signature: _____

Capacity: ~~Grantor~~ Escrow Holder
Capacity: ~~Grantor~~ _____

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

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

Print Name: Daniel Murphy and Briana Roy
Address: 13 East Sheppard Lane
City: Chelmsford
State: MA Zip: 01824

Print Name: Clark Cabristante and Oksana Cabristante
Address: 917 Amador Circle
City: Carson City
State: NV Zip: 89705

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

Print Name: First American Title Insurance Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2657314 TM/ kc
State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)