

A.P.N. No.:	1420-18-710-010
R.P.T.T.	\$2,905.50
File No.:	2073909 AMG
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Kaplan Family Trust dated December 24, 2019	
3288 Dog Leg Drive	
Minden, Nevada 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ronald L. Manfredo and Barbara A. Manfredo, Trustees of the Ronald L. Manfredo and Barbara A. Manfredo Trust dated June 11, 2004

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Daneil B Kaplan and Sharon De Kaplan, as Trustees of the Kaplan Family Trust dated December 24, 2109

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

Lot 10 in Block A, as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647, Official Records.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: 9/25/2023

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

the Ronald L. Manfredo and Barbara A. Manfredo
Trust dated June 11, 2004

By: Ronald L. Manfredo Date: 8/25/2023
Ronald L. Manfredo, Trustee

By: Barbara A. Manfredo Date: 8/25/2023
Barbara A. Manfredo, Trustee

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 25th day of August, 2023
By: Ronald L Manfredo and Barbara A Manfredo, as Trustees of the Ronald L. Manfredo and Barbara A.
Manfredo Trust dated June 11, 2004

Signature: Cathie M. Zenor
Notary Public

My Commission Expires: 9-11-2024

 CATHIE M. ZENOR
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 20-1176-03 - Expires September 11, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-710-010
 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 \$ 745,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 745,000.00
 d. Real Property Transfer Tax Due \$ 2,905.50

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 *A. Clayton* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: the Ronald L. Manfredo and Barbara A. Manfredo Trust dated June 11, 2004
 Address: 10775 E Clearwater Way
 City: Clovis
 State: CA Zip: 93619

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Kaplan Family Trust dated December 24, 2019
 Address: 3288 Dog Leg Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2073909 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED