

DOUGLAS COUNTY, NV **2023-1002024**  
RPTT:\$1989.00 Rec:\$40.00  
\$2,029.00 Pgs=3 11/06/2023 09:32 AM  
SIGNATURE TITLE - MINDEN  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1220-16-210-146**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**1664 Highway 395 Suite 106**  
**Minden, NV 89423**

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

**Barbara Lanza**  
**1209 Monarch Lane**  
**Gardnerville, NV 89460**

**Escrow No.: 710248-NF**

RPTT \$1,989.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Nicholas Capitanich, A Single Man**

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

**Barbara Lanza, A Widow**

all that real property in the City of Gardnerville, 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.**

*Nicholas Capitanich*

Nicholas Capitanich

STATE OF NEVADA } ss:  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 10/31/2023

by NICHOLAS CAPITANICH

*Natalie Frey* (seal)  
Notary Public



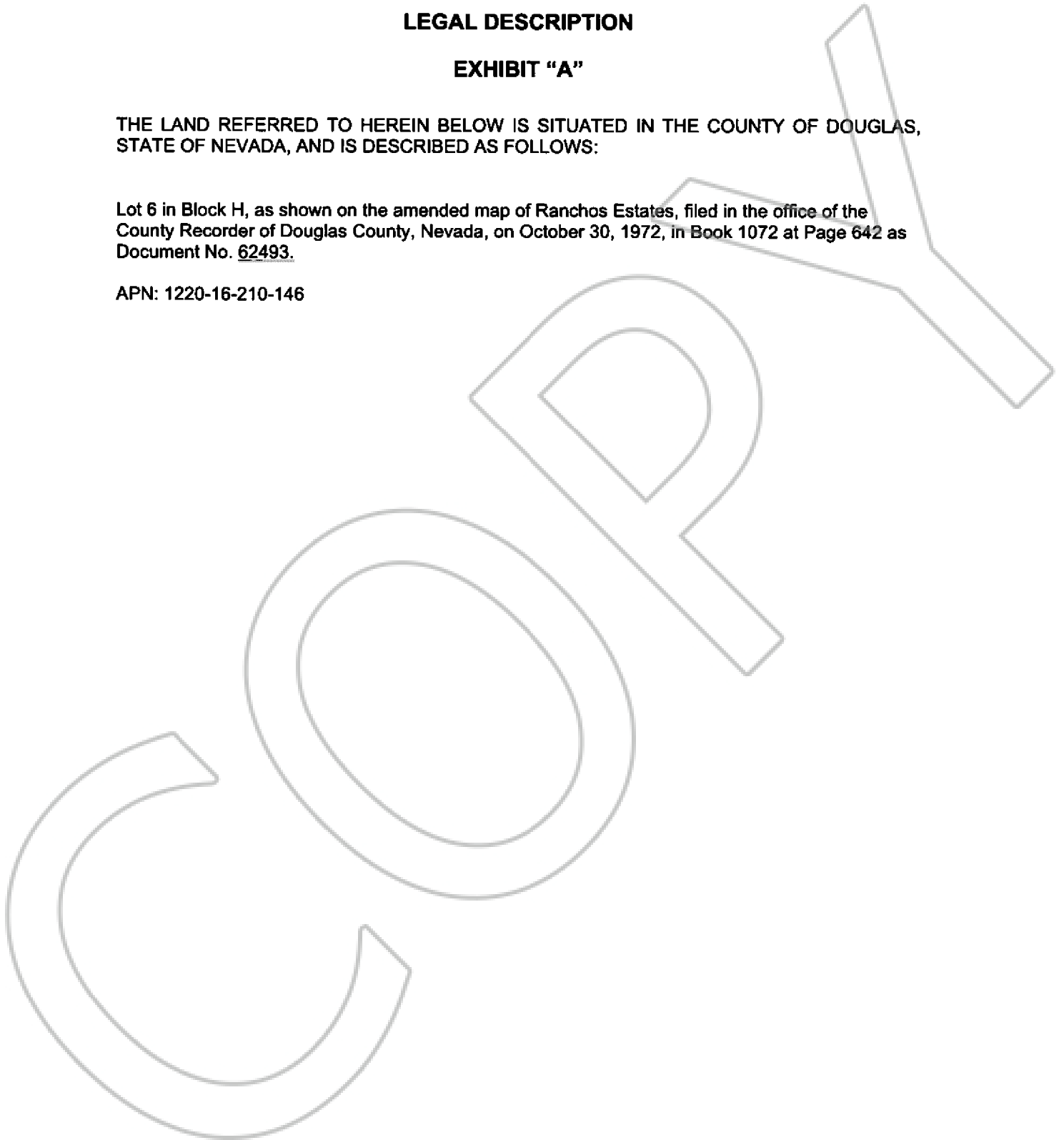
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

Lot 6 in Block H, as shown on the amended map of Ranchos Estates, filed in the office of the  
County Recorder of Douglas County, Nevada, on October 30, 1972, in Book 1072 at Page 642 as  
Document No. 62493.

APN: 1220-16-210-146



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-16-210-146
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$510,000.00  
Transfer Tax Value \$510,000.00  
Real Property Transfer Tax Due: \$1,989.00

**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 *N. Frey*      *Agent*  
Signature \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Nicholas Capitanich  
Address: 884 Arrowhead Dr  
Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Barbara Lanza  
Address: 1209 Monarch Lane  
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC      Escrow #: 710248-NF  
Address: 1664 Highway 395 Suite 106, Minden, NV 89423