

DOUGLAS COUNTY, NV      **2023-1002239**  
RPTT:\$1150.50 Rec:\$40.00  
\$1,190.50    Pgs=2      11/09/2023 03:28 PM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1220-16-210-051
<b>R.P.T.T.</b>	\$1,150.50
<b>File No.:</b>	2174498 MMB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Drew Arigoni	
1315 Muir Drive, Unit A	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That *Jeff Frost Executor and Personal Representative of the Estate of James Edgar Frost also known as James E. Frost pursuant to Letters Testamentary filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas on November 16, 2022 under Case No. 2022-PB-00114 and recorded concurrently herewith* for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to ***Drew Arigoni, a single man***, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 27, in Block B, as said lot and block are shown on that certain Map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record on October 30, 1972, as Document No. 62493.

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: November 8, 2023

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

The Estate of James Edgar Frost also known as James E. Frost pursuant to Letters Testamentary filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas on November 16, 2022 under Case No. 2022-PB-00114

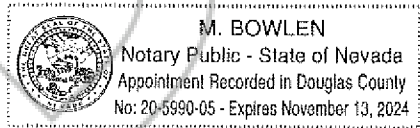
Jeff Frost  
Jeff Frost, Executor and Personal Representative

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 8<sup>th</sup> day of November, 2023  
By: Jeff Frost.

Signature: M. Bowlen  
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-210-051  
 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 RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 295,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 295,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,150.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 *MMBawlen*                      Capacity                      Escrow Officer  
 Signature \_\_\_\_\_                      Capacity                      \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jeff Frost Executor, Personal Representative of the Estate of James Edgar Frost also known as James E. Frost pursuant to Letters Testamentary filed in the Ninth Judicial District Court of the State of Nevada in, and for the County of Douglas on November 16, 2022 under Case No. 2022-PB-00114  
 Address: P.O. Box 8  
 City: Minden  
 State: NV                      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Drew Arigoni  
 Address: 1315 Muir Drive, Unit A  
 City: Gardnerville  
 State: NV                      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2174498 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                      State: NV                      Zip: 89410