

DOUGLAS COUNTY, NV **2023-1002606**
RPTT:\$532.35 Rec:\$40.00
\$572.35 Pgs=3 11/22/2023 03:12 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|---|----------------------|
| A.P.N. No.: | 1121-22-000-022 |
| R.P.T.T. | \$ 532.35 |
| File No.: | 2173460 RS |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Gina Dene Townsend and Craig Evan Gutierrez | |
| 637 Clydesdale Court | |
| Gardnerville, NV 89410 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lauren Ferrari, a single woman

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

Gina Dene Townsend, an unmarried woman and Craig Evan Gutierrez, an unmarried man, as joint tenants with right of survivorship

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:

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: 11-17-23

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

Lauren Ferrari

Lauren Ferrari

State of Nevada)
County of ~~Douglas~~ ¹³ Washoe) ss

This instrument was acknowledged before me on the 13 day of November, 2023
By: Lauren Ferrari

Signature: *Rachel Spracklin*
Notary Public
Rachel Spracklin
My Commission Expires: 7/15/2025



COOPER

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2173460

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

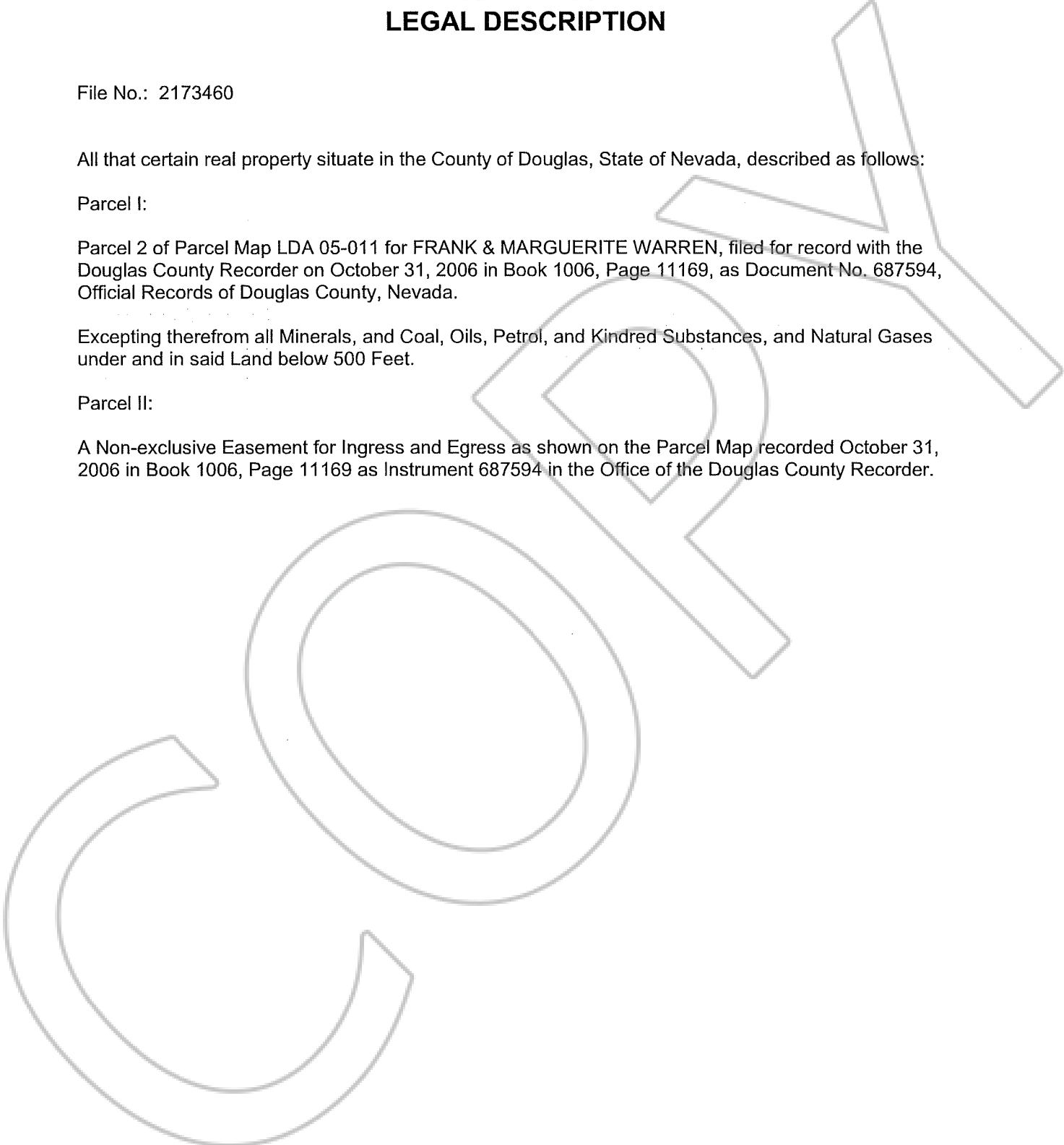
Parcel I:

Parcel 2 of Parcel Map LDA 05-011 for FRANK & MARGUERITE WARREN, filed for record with the Douglas County Recorder on October 31, 2006 in Book 1006, Page 11169, as Document No. 687594, Official Records of Douglas County, Nevada.

Excepting therefrom all Minerals, and Coal, Oils, Petrol, and Kindred Substances, and Natural Gases under and in said Land below 500 Feet.

Parcel II:

A Non-exclusive Easement for Ingress and Egress as shown on the Parcel Map recorded October 31, 2006 in Book 1006, Page 11169 as Instrument 687594 in the Office of the Douglas County Recorder.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1121-22-000-022
 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 \$ 136,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 136,500.00
 d. Real Property Transfer Tax Due \$ 532.35

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 *Lauren Ferrari* Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lauren Ferrari
 Address: 818 N. Hatfield Ave
 City: San Dimas
 State: CA Zip: 91773

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gina Dene Townsend and Craig
Evan Gutierrez
 Address: 637 Clydesdale Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2173460 RS
 Address: 540 W Plumb Ln, Suite 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED