

DOUGLAS COUNTY, NV
RPTT:\$1528.80 Rec:\$40.00
\$1,568.80 Pgs=2

2023-1002893

12/05/2023 10:33 AM

FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-07-711-009
File No: 143-2668682 (et)
R.P.T.T.: \$1,528.80

When Recorded Mail To: Mail Tax Statements To:
Franz G. Scaramelli Ascari and Kay L. Scaramelli Family
Revocable Trust
994 Mica Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Debra Hays Vaughn, Trustee of the Hays Family Trust, dated December 28, 2005 and
Debra Hays Vaughn, an unmarried woman

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

Franz G. Scaramelli Ascari and Kay L. Scaramelli, trustees, or their successors in interest,
of the Franz G. Scaramelli Ascari and Kay L. Scaramelli Family Revocable Trust, dated
May 4, 2018, and any amendments thereto.

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

**LOT 2, IN BLOCK F, OF SUNRIDGE UNIT 1-A, ACCORDING TO THE MAP THEREOF,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON APRIL 15, 1988, IN BOOK 488, PAGE 1638, AS FILE NO. 176220.**

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.

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.

Debra Hays Vaughn, Trustee of the Hays Family Trust, dated December 28, 2005

Debra Hays Vaughn

Debra Hays Vaughn, Trustee

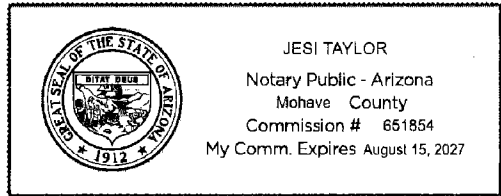
Debra Hays Vaughn

Debra Hays Vaughn, Individually

STATE OF Arizona)
COUNTY OF Mohave County) : ss.

This instrument was acknowledged before me on 12/01/2023 by Debra Hays Vaughn, as Trustee and individually .

Jesi Taylor
Notary Public
(My commission expires: 08/15/2027)



This notarial act involved the use of communication technology

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2668682.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1420-07-711-009
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'/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: \$392,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$392,000.00
d) Real Property Transfer Tax Due \$1,528.80

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Hays Family Trust and Debra

Print Name: Franz G. Scaramelli Ascari
and Kay L. Scaramelli

Address: Hays Vaughn

Print Name: Family Revocable Trust

Address: PO Box 224

Address: 994 Mica Drive

City: Sterling

City: Carson City

State: OK Zip: 73567

State: NV Zip: 89705

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

Print Name: First American Title Insurance

File Number: 143-2668682 et/ et

Address: Company
1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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