

DOUGLAS COUNTY, NV
RPTT:\$1940.25 Rec:\$40.00
\$1,980.25 Pgs=2

2023-994881

03/21/2023 12:41 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-08-211-010
R.P.T.T.: \$1,940.25
Escrow No.: 23033326-SH
When Recorded Return To:
Anthony Francone
1015 Haystack Drive
Carson City, NV 89705

Mail Tax Statements to:
Anthony Francone
1015 Haystack Drive
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daryl L. Holst and Mary G. Holst, husband and wife, as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to

Anthony Francone, an unmarried man

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

Lot 18, in Block D, of Sunridge Heights, Phase 4 & 5A, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 1st, 1994, as Document No. 340968.

Assessors Parcel No.: 1420-08-211-010

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 20 day of March, 2023.

[Signature]
Daryl L. Holst

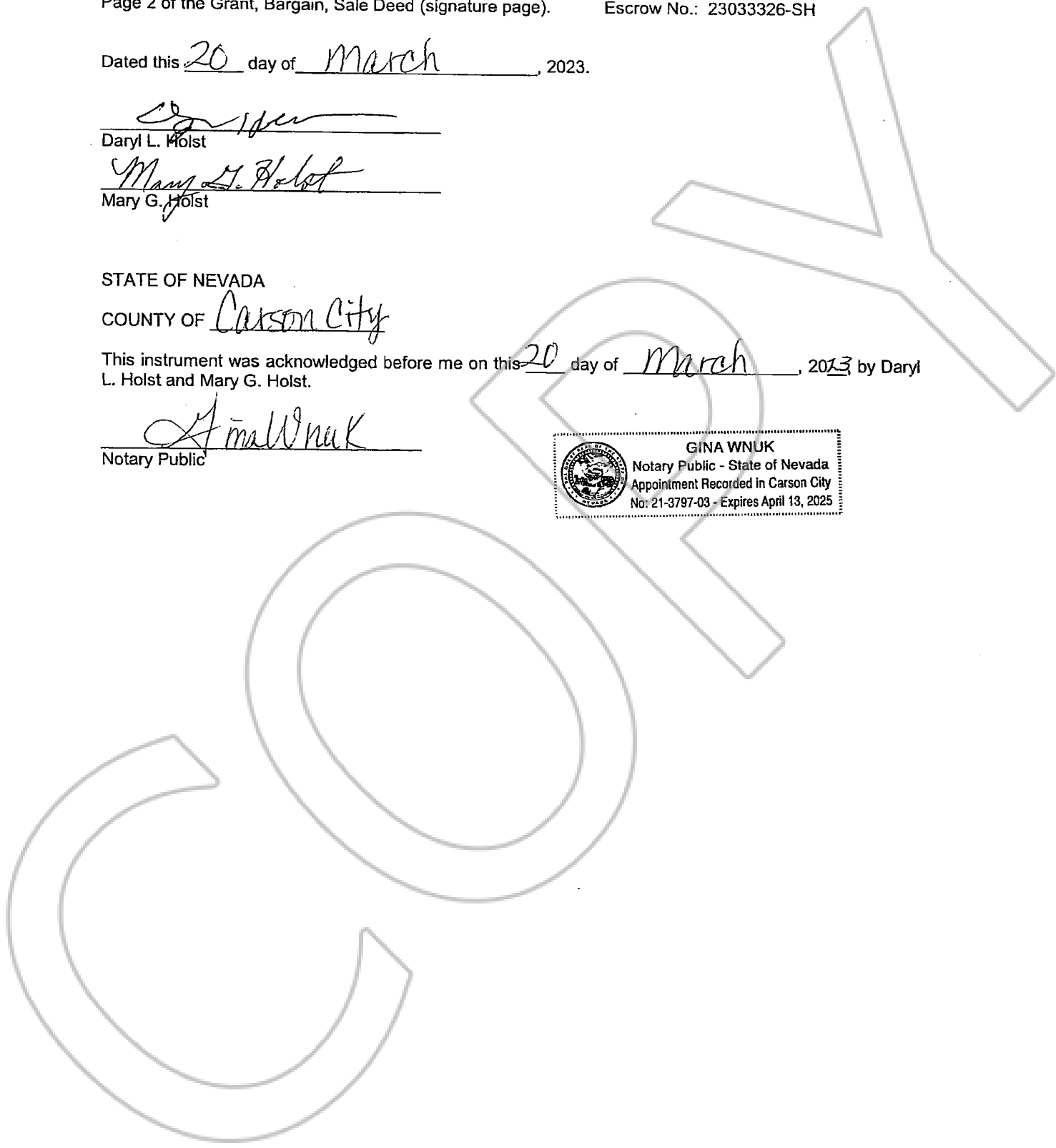
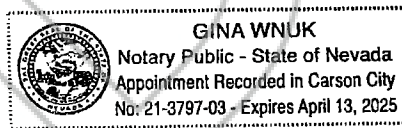
[Signature]
Mary G. Holst

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 20 day of March, 2023 by Daryl L. Holst and Mary G. Holst.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
- a) 1420-08-211-010
- b) _____
- c) _____
- d) _____

- 2. Type of Property:
- a) Vacant Land
- b) Sgl. Fam. Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- 3. a. Total Value/Sale Price of Property: \$497,500.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- c. Transfer Tax Value: \$497,500.00
- d. Real Property Transfer Tax Due: \$1,940.25

- 4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor

Signature: ANTHONY FRANCONI Capacity: Grantee

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

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

Print Name: Daryl L. Holst and Mary G. Holst Print Name: Anthony Francone

Address: 5425 E Broadway Blvd Address: 1015 Haystack Drive

City: TUCSON #110 City: Carson City

State: AZ Zip: 85711 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033326-SH

Address: 1450 Ridgeview Dr, Ste 100

City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED