

DOUGLAS COUNTY, NV **2023-995418**
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=2 **04/10/2023 12:57 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-813-009
R.P.T.T.	\$1,794.00
File No.:	1908989 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Max Mangolin and Bruna C. Mangolin	
987 Desert Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert L. Boswell, Successor Trustee of the Cose Family Trust created 12-17-87** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Max Mangolin and Bruna C. Mangolin, husband and wife, as joint tenancy 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 situated in the County of Douglas, State of Nevada, described as follows:

Lot 22, in Block Q, as set forth on the Final Map No. 1001-9 SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, at Page 5112, as Document No. 380052 and by Certificate of Amendment recorded February 2, 1996, in Book 296, Page 251, as Document No. 380351, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 3/9/23

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

Cose Family Trust

By: [Signature]
Robert L. Boswell, Successor Trustee

State of California)
) ss
County of San Joaquin)

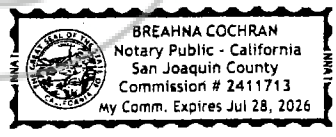
This instrument was acknowledged before me on the 9 day of March, 2023
By: _____ as _____ of Robert L.
Boswell, Successor Trustee of the Cose Family Trust created 12-17-87.

Signature: _____
Notary Public See below

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Joaquin
Subscribed and sworn to (or affirmed) before me on this 9 day
of March, 2023, by Robert Lee
Boswell, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.
Signature [Signature] (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-813-009
 b) _____
 c) _____
 d) _____

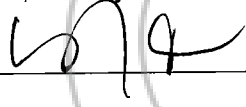
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 460,000.00
 d. Real Property Transfer Tax Due \$ 1,794.00

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  Capacity _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Robert L. Boswell, Successor Trustee
of the Cose Family Trust created 12-17-
87
 Address: PO Box 692617
 City: Stockton
 State: CA Zip: 95269

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Max Mangolin and Bruna C.
Mangolin
 Address: 987 Desert Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1908989 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED