

DOUGLAS COUNTY, NV **2023-996018**
RPTT:\$1805.70 Rec:\$40.00
\$1,845.70 Pgs=2 **04/28/2023 08:37 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-08-210-036
R.P.T.T.: \$1,805.70
Escrow No.: 23034054-DC
When Recorded Return To:
Seth Nuti and Jocelyn Moran
1000 Ridgeview Drive
Carson City, NV 89705

Mail Tax Statements to:
Seth Nuti and Jocelyn Moran
1000 Ridgeview Drive
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jennifer Grace Grotenrath, an unmarried woman

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

Seth Nuti and Jocelyn Moran, husband and wife, as joint tenants with right of survivorship

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

Lot 24, in Block E, of Final Map of Sunridge Heights, Phase 3, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 1st, 1994, as Document No. 338607.

Assessors Parcel No.: 1420-08-210-036

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

Dated this 19 day of April, 2023.


Jennifer Grace Grotenrath
Jennifer Grace Grotenrath

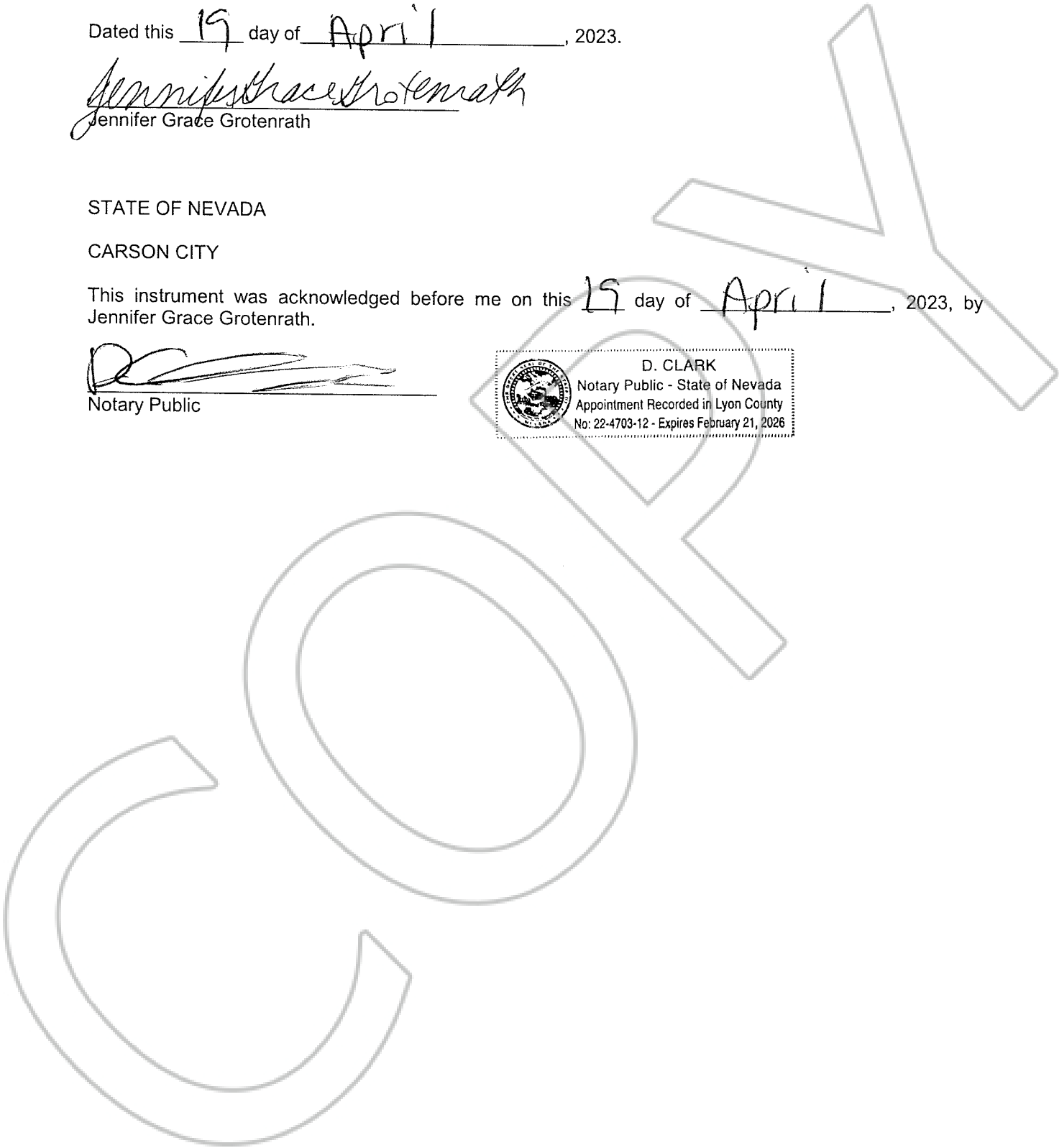
STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 19 day of April, 2023, by Jennifer Grace Grotenrath.

[Signature]
Notary Public

 D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 - Expires February 21, 2026



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-08-210-036
 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: \$463,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$463,000.00
 d. Real Property Transfer Tax Due: \$1,805.70

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: Escrow Officer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jennifer Grace Grotenrath
 Address: 20211 N. 125th Ave
 City: Sun City West
 State: AZ Zip: 85375

Print Name: Seth Nuti and Jocelyn Moran
 Address: 1000 Ridgeview Drive
 City: Carson City
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034054-DC
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED