

DOUGLAS COUNTY, NV **2023-996322**
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=2 **05/10/2023 10:45 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-28-210-019
R.P.T.T.: \$2,398.50
Escrow No.: 23034348-DC
When Recorded Return To:
The Thomas and Theresa Frolli Trust dated
August 1, 2017
2930 Hot Springs Road
Minden, NV 89423

Mail Tax Statements to:
The Thomas and Theresa Frolli Trust dated
August 1, 2017
2930 Hot Springs Road
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vanita J. Grau and Roger L. Grau, wife and husband as joint tenants

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

Thomas W. Frolli and Theresa M. Frolli, Trustees of The Thomas and Theresa Frolli Trust dated August 1, 2017

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

Lot 25, of Final Map of Saratoga Springs Estates, Phase 2, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 23rd, 1994, as Document No. 338088, and amended by Certificate of Amendment recorded July 8, 1994, as Document No. 341498, Official Records.

Assessors Parcel No.: 1420-28-210-019

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

Dated this 2 day of May, 2023.

Vanita J. Grau
Vanita J. Grau

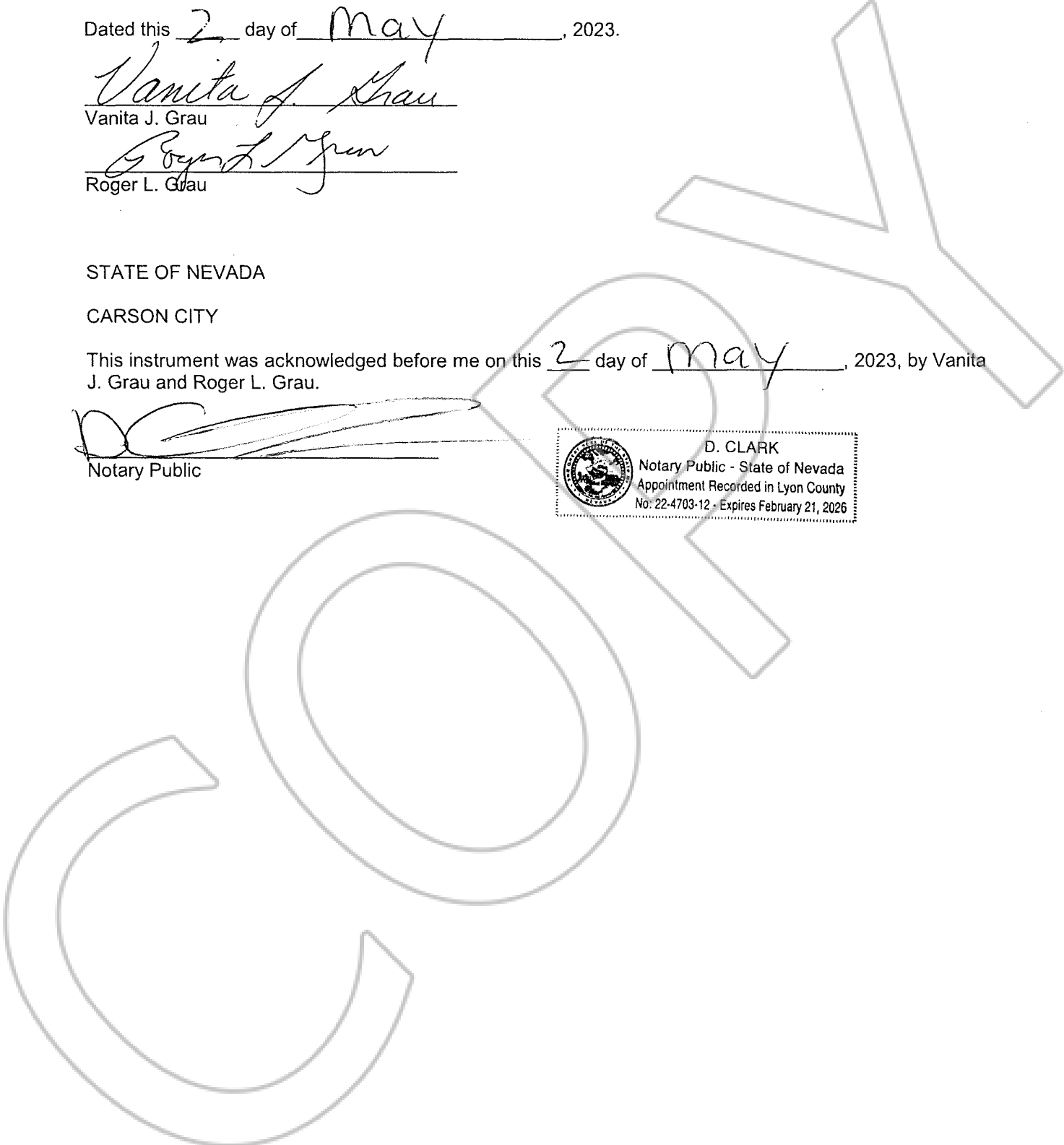
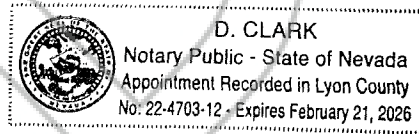
Roger L. Grau
Roger L. Grau

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 2 day of May, 2023, by Vanita J. Grau and Roger L. Grau.

D. Clark
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-28-210-019
 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: \$615,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$615,000.00
 d. Real Property Transfer Tax Due: \$2,398.50

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: <u>Vanita J. Grau and Roger L. Grau</u>	Print Name: <u>Thomas W. Frolli and Theresa M. Frolli, Trustees of The Thomas and Theresa Frolli Trust dated August 1, 2017</u>
Address: <u>1853 Resistol Drive</u>	Address: <u>2930 Hot Springs Road</u>
City: <u>Reno</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89521</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034348-DC
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703