

A.P.N.: 1220-04-210-009
File No: 143-2663856 (et)
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:
Tammy Silva and Stanley Silva, JR.
1335 Northampton Circle
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Winger Properties LLC, a Nevada limited liability company

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

Tammy Silva and Stanley Silva, JR., wife and husband as joint tenants with right of survivorship

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

LOT 9, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF SUNSET PARK SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 5, 1987, IN BOOK 687, PAGE 763, AS DOCUMENT NO. 155926, AND BY CERTIFICATE OF AMENDMENT RECORDED DECEMBER 23, 1987, IN BOOK 1287, PAGE 3314, AS DOCUMENT NO. 169385, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.


Winger Properties LLC, a Nevada limited liability company

By: Marcia L. Furtado
Name: MARCIA L. FURTADO
Title: Managing Member

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 11, 2023 by **MARCIA L. PARKS, MANAGING MEMBER.**

Marsy Linn Harrell
Furtado
Notary Public
(My commission expires: 6.10.2026)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7604-06 • Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663856.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-04-210-009
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
i) Other _____

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

3. a) Total Value/Sales Price of Property: \$650,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$650,000.00
d) Real Property Transfer Tax Due \$2,535.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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]
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: Winger Properties LLC
Address: 11887 ARABIAN LANE
City: GARDNERVILLE
State: NV Zip: 89410

Print Name: Tammy Silva and Stanley
Silva, JR.
Address: 1335 Northampton Circle
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2663856 et/ et
State: NV Zip: 89423

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