

A.P.N. No.:	1420-07-816-013
R.P.T.T.	\$0.00
File No.:	
Recording Requested By:	
Carolyn Jean Cole	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Carolyn Jean Cole	
982 Ranchview Circle	
Carson City NV 89705	



00168339202309967730030032

SHAWNYNE GARREN, RECORDER

E03

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Carolyn Jean Cole, Administrator of The Estate of Jennifer Marie Ramirez, Deceased Per the Order Approving Family Transfer Assumption of the Real Estate Property and to Obtain a Home Equity Line of Credit in the Ninth Judicial District Court of the State of Nevada in and for Douglas County Case No 2022-PB-00065 Recorded concurrently herewith**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Olivia Maria Ramirez and Carolyn Jean Cole, in trust for Jonathan Daniel Gennarini, as Joint Tents in Common

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

**LOT 31, IN BLOCK O, AS SET FORTH ON THAT CERTAIN FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF DOUGLAS COUNTY RECORDER ON SEPTEMBER 5, 1995 IN BOOK 995, PAGE 410, AS DOCUMENT NO 369825, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588, AS DOCUMENT NO 394289**

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: 5/24/23

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-816-013  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 0.00  
 d. Real Property Transfer Tax Due                              \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Order approving family transfer without consideration

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature Carolyn Jean Cole Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jennifer Marie Ramirez  
 Address: 982 Ranchview Circle  
 City: Carson City  
 State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Carolyn Jean Cole  
 Address: 982 Ranchview Circle  
 City: Carson City  
 State: NV Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Carolyn Jean Cole  
 Address: 982 Ranchview Circle  
 City: Carson City State: NV Zip: 89705