

<b>A.P.N. No.:</b>	1420-35-411-005
<b>R.P.T.T.</b>	\$3,705.00
<b>File No.:</b>	2026920 crf
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Rita Patterson and William Patterson	
2662 Decker Lane	
Livermore, CA 94550	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Allen L. Manna and Karen S. Manna, Trustees of The Manna Family Trust under Declaration of Trust dated April 1, 1988** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Rita Patterson and William Patterson, wife and husband, as joint tenants 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 93, in Block A, as set forth on the Final Subdivision Map FSM #94-04-02 for SKYLINE RANCH PHASE 2 filed for record with the Douglas County Recorder on June 18, 2003, in Book 0603, of Official Records, Page 9143 as Document No. 0580419.

**\*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: June 30<sup>th</sup> 2023

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

The Manna Family Trust under Declaration of Trust dated April 1, 1988

Allen L. Manna  
Allen L. Manna, Trustee

Karen S. Manna  
Karen S. Manna, Trustee

State of Nevada )  
County of Douglas @ Washoe ) ss

This instrument was acknowledged before me on the 30 day of June, 2023  
By: Allen L. Manna and Karen S. Manna, Trustees of The Manna Family Trust under Declaration of Trust dated April 1, 1988

Signature: [Signature]  
Notary Public

My Commission Expires: 11-19-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-35-411-005  
 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                      \$ 950,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 950,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,705.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 \_\_\_\_\_ Agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Allen L. Manna and Karen S. Manna,  
Trustees of The Manna Family Trust  
under Declaration of Trust dated April  
1, 1988  
 Address: 2600 Balfour Road, #139  
 City: Brentwood  
 State: CA Zip: 94513

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

Print Name: Rita Patterson and William  
Patterson  
 Address: 2662 Decker Lane  
 City: Livermore  
 State: CA Zip: 94550

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

Print Name: Stewart Title Company Escrow # 2026920 CRF  
 Address: 3610 Mayberry Dr  
 City: Reno State: NV Zip: 89509