DOUGLAS COUNTY, NV

2023-998625

RPTT:\$2379.00 Rec:\$40.00

\$2,419.00 Pgs=3

07/17/2023 02:05 PM

FIRST AMERICAN TITLE RENO

SHAWNYNE GARREN, RECORDER

A.P.N.:

1320-02-001-069

File No:

143-2665870 (et)

R.P.T.T.:

\$2,379.00

When Recorded Mail To: Mail Tax Statements To: Michael Imberi and Rhonda Upchurch 2543 Fremont Street Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Rosa Manrubia, Trustee of the Rosa Manrubia Trust, dated August 8, 2000, amended October 11, 2018

do(es) hereby GRANT, BARGAIN and SELL to

Rhonda Upchurch and Michael Imberi, 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:

PARCEL I:

ALL THAT PORTION OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.& M., FURTHER DESCRIBED AS FOLLOWS:

ALL OF PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP # 2 FOR DON ROOKER, RECORDED IN THE OFFICE OF THE COUNTY RECORDER FOR DOUGLAS COUNTY, NEVADA, ON APRIL 21, 1978, IN BOOK 478 OF OFFICIAL RECORDS AT PAGE 1254, AS DOCUMENT NO. 19852, AND FURTHER IMPOSED ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 579, AT PAGE 134, AS DOCUMENT NO. 32081.

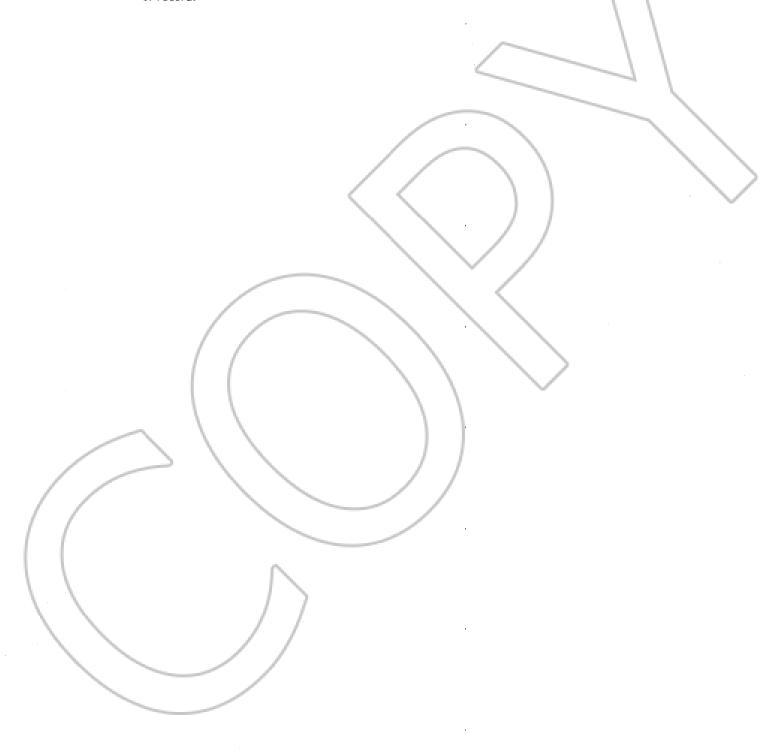
PARCEL II:

TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON THOSE CERTAIN PARCEL MAPS FOR DON ROOKER, RECORDED APRIL 21, 1978 IN BOOK 478 OF OFFICIAL RECORDS AT PAGES 1255, 1256 AND 1257, 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.

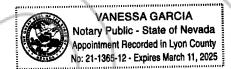
Subject to

- 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.



Rosa Manrubia, Trustee of the Rosa Manrubia Trust, dated August 8, 2000, amended October 11, 2018

<u> Alos a mon run iv</u> Rosa Manrubia. Trústee



STATE OF

NEVADA

SS.

COUNTY OF

DOUGLAS

This instrument was acknowledged before me on

1,2023

by

Rosa Manrubia, Trustee .

Notary Public

(My commission expires: March 11,2025)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2665870.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	()	
-	1320-02-001-069	\ \	
b)_		\ \	
c)_ d)_		\ \	
_		\ \	
2.	Type of Property	TOD PERSONNEL COMPANY	_
a)	☐ Vacant Land b) ☑ Single Fam. Res.		١
c)	Condo/Twnhse d) 2-4 Plex	Book Page:	4
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:	_
g)	Agricultural h) Mobile Home	Notes:	_
i)	Other		7
3.	a) Total Value/Sales Price of Property:	\$610,000.00	_
	b) Deed in Lieu of Foreclosure Only (value of pr	roperty) (_\$	_)
	c) Transfer Tax Value:	\$610,000.00	_
	d) Real Property Transfer Tax Due	\$2,379.00	_
4.	If Exemption Claimed:	\ / /	
	a. Transfer Tax Exemption, per 375.090, Section	on:	
	b. Explain reason for exemption:		
_			
5.	Partial Interest: Percentage being transferred:	%	_
375	The undersigned declares and acknowledges, 1.060 and NRS 375.110, that the information	provided is correct to the best of the	5 ir
info	rmation and belief, and can be supported by do	ocumentation if called upon to substantiate	e
the	information provided herein. Furthermore, th med exemption, or other determination of addit	ie parties agree that disallowance of any tional tax due, may result in a penalty o	y of
10%	6 of the tax due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and	ď
ALCOHOL: NAME OF TAXABLE PARTY.	er shall be jointly and severally liable for any add		
_	nature: Moda man sullo	Capacity: Carcuntor	
	nature:	Capacity:	_
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)	Ī
D. 1-		Rhonda Upchurch and	
	nt Name: The Rosa Manrubia Trust Iress: 1752 Washington St	Print Name: Michael Imberi	
		Address: 2543 Fremont Street	
City Stat		City: Minden	
	te: <u>CA</u> Zip: <u>94403</u> MPANY/PERSON REQUESTING RECORDING	State: NV Zip: 89423	
<u></u>	First American Title Insurance	d (required it flot seller of buyer)	
	t Name: Company	File Number: 143-2665870 et/ MH	
	ress 1663 US Highway 395, Suite 101	State: NIV 7: 90422	
City	': Minden	State: NV Zip: 89423	