

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.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-02-001-069
 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: \$610,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 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: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Rosa Manrubia
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: The Rosa Manrubia Trust
 Address: 1752 Washington St
 City: San Mateo
 State: CA Zip: 94403

Print Name: Rhonda Upchurch and Michael Imberi
 Address: 2543 Fremont Street
 City: Minden
 State: NV Zip: 89423

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: 143-2665870 et/ MH
 State: NV Zip: 89423

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