

DOUGLAS COUNTY, NV **2023-998844**
 RPTT:\$0.00 Rec:\$40.00
 \$40.00 Pgs=2 **07/25/2023 09:25 AM**
 STEWART TITLE COMPANY - NV
 SHAWNYNE GARREN, RECORDER E05

A.P.N. No.:	1220-22-211-007
R.P.T.T.	\$0.00
File No.:	
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Nicole Caruana	
106 Cynthia Dr.	
Pleasant Hill, CA 94523	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Karen M. Caruana, an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Nicole Caruana, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 14, in Block B, as shown on the map of Barrington Ranchos, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 1, 1991, in Book 391, Page 187, as Document No. 245840, being a Subdivision of Lot 706 as shown on the map of Gardnerville Ranchos Unit No. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

Assessor's Parcel No. 1220-22-211-007

Per NRS 111.312, this legal description was previously recorded at Document No. 0673076, Book 0406, Page 6662, on April 19, 2006.

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: 04/18/2023

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

**This document is being
 recorded as an
 accomodation only.**

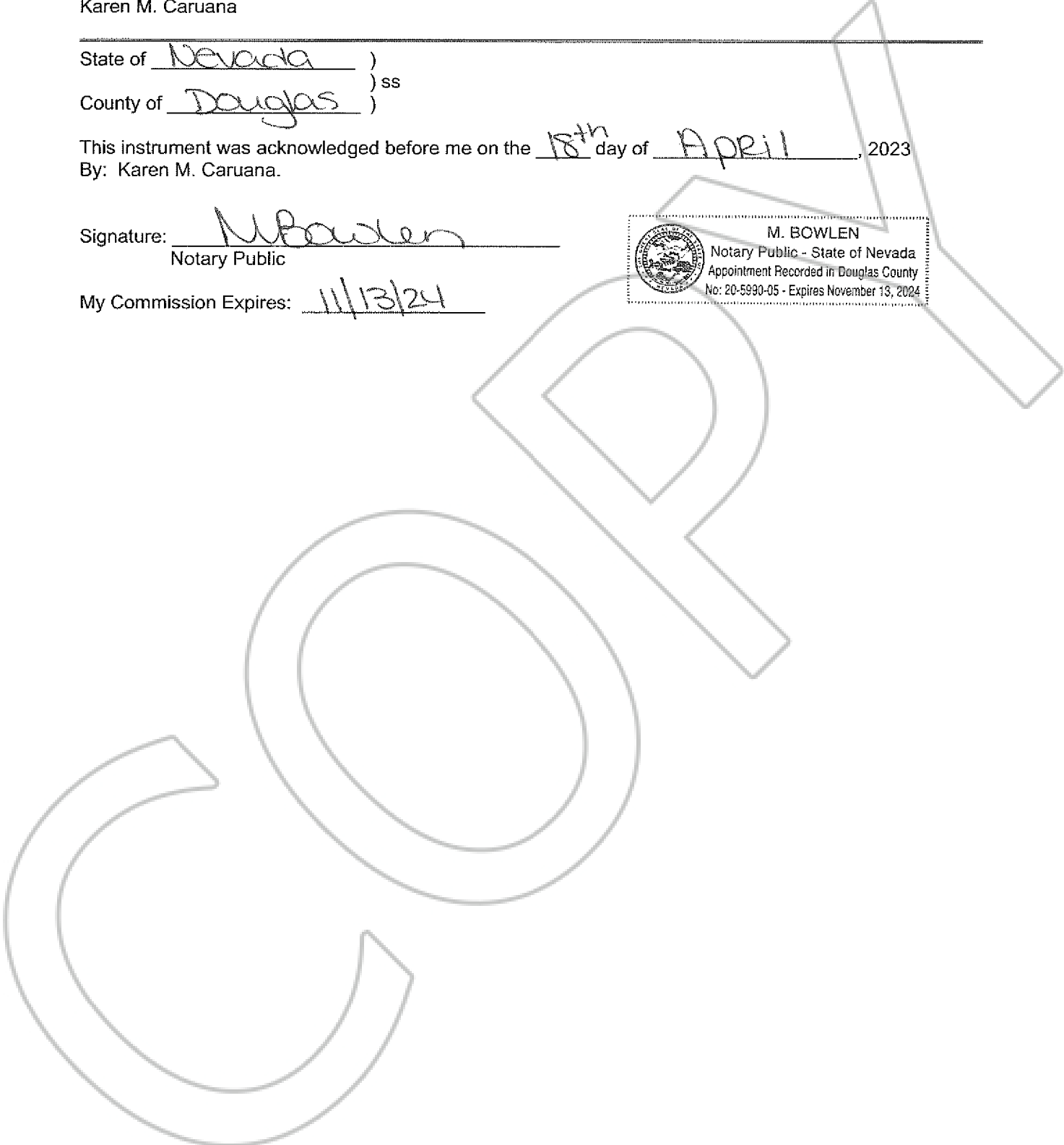
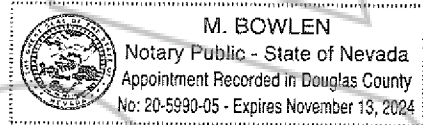
Karen M. Caruana
Karen M. Caruana

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 18th day of April, 2023
By: Karen M. Caruana.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-211-007
 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 \$ 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 5
 b. Explain Reason for Exemption: Mom deeding to daughter, no consideration

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 *Karen M. Caruana* Capacity Grantor
 Karen M. Caruana
 Signature _____ Capacity _____

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

Print Name: Karen M. Caruana
 Address: 1414 Purple Sage Drive
 City: Gardnerville
 State: NV 89460

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

Print Name: Nicole Caruana
 Address: 106 Cynthia Dr.
 City: Pleasant Hill
 State: CA 94523

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____