

DOUGLAS COUNTY, NV **2024-1006233**
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=2 **04/01/2024 02:45 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1221-05-002-012
R.P.T.T.	\$1,560.00
File No.:	2215937 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ginger Winters	
1261 Myers Drive	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Edward Ferranto and Gillian Ferranto, Trustees of the Ferranto Family Trust, dated December 24, 2002** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ginger Winters, an unmarried woman, and to the heirs and assigns of such Grantee forever**, 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 59 of FISH SPRINGS ESTATES, according to the Map thereof, filed for record in the Office of the County Recorder of Douglas County, Nevada, on August 30, 1973, as Document No. 68451.

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: January 3, 2024

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

Ferranto Family Trust dated December 24, 2022

By: Edward Ferranto
Edward Ferranto, Trustee

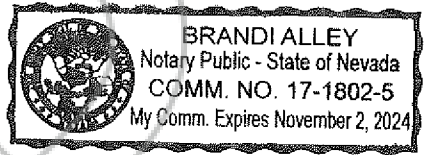
By: Gillian Ferranto
Gillian Ferranto, Trustee

State of Nevada)

County of Douglas) ss

This instrument was acknowledged before me on the 30th day of January, 2024
By: Edward Ferranto and Gillian Ferranto, Trustees of the Ferranto Family Trust, dated December 24, 2022.

Signature: [Signature]
Notary Public



My Commission Expires: 11/2/24

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1221-05-002-012
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 \$ 400,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 400,000.00
d. Real Property Transfer Tax Due \$ 1,560.00

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 *Edward Ferranto* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Edward Ferranto and Gillian Ferranto,
Trustees of the Ferranto Family Trust,
dated December 24, 2002
Address: 1263 Marj Lane
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Ginger Winters
Address: 1261 Myers Drive
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 2215937 BA
Address: 1362 Hwy 395, Suite 109
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED