

DOUGLAS COUNTY, NV
RPTT:\$1725.75 Rec:\$40.00
\$1,765.75 Pgs=3

2024-1010584

07/31/2024 10:50 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-310-017

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Scott Moretti
PO Box 6652
Stateline, NV 89449

Escrow No.: ZC3765-JL

RPTT \$1,725.75

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Corey Vian and Toni Trujillo Vian, Husband and Wife as Joint Tenants With Right of Survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Scott Moretti, an unmarried man

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Corey Vian
Corey Vian

Toni Trujillo Vian
Toni Trujillo Vian

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/6/2024

by Corey Vian & Toni Trujillo Vian

J. Lane (seal)
Notary Public


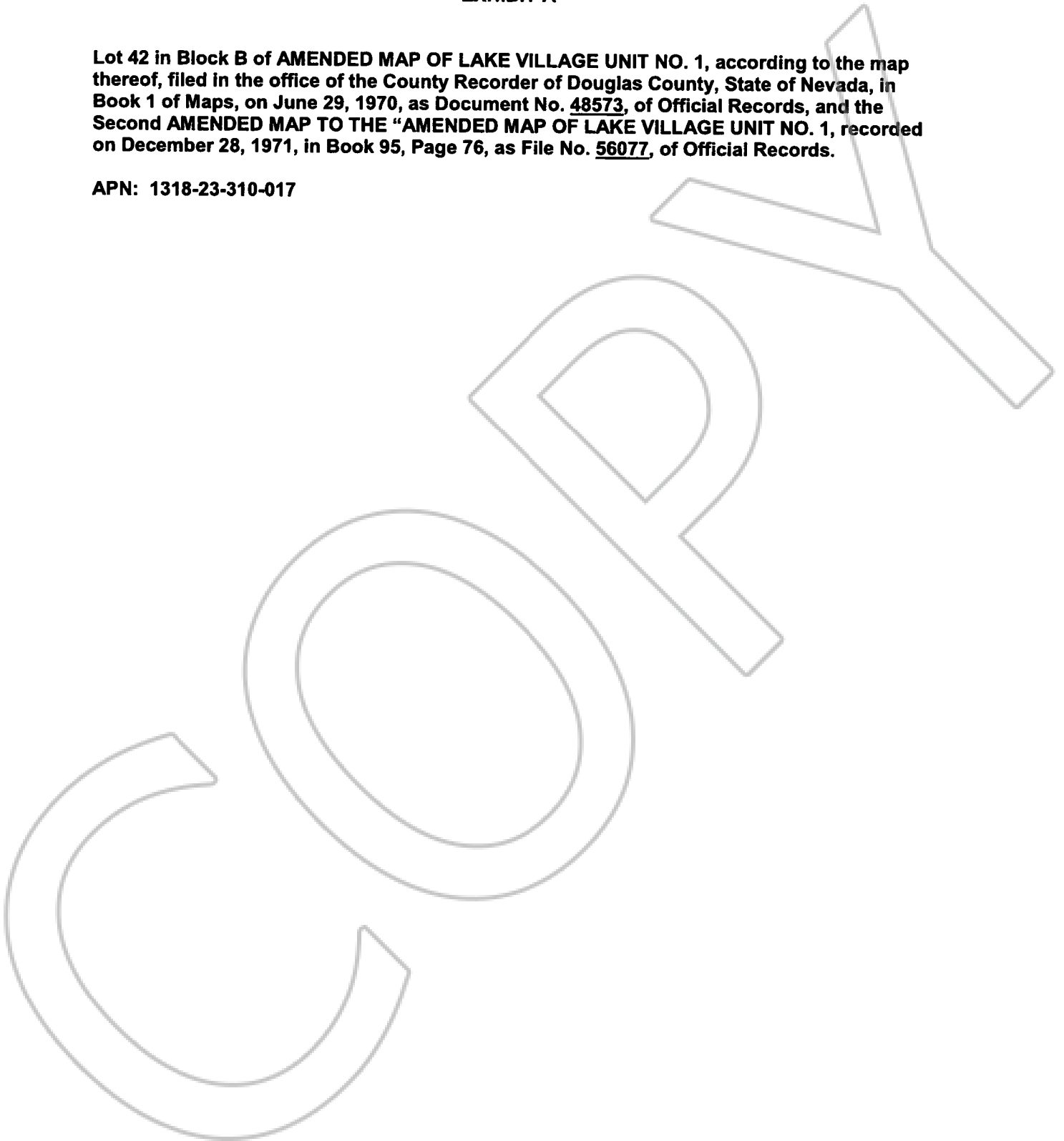
 J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

EXHIBIT A"

Lot 42 in Block B of AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, in Book 1 of Maps, on June 29, 1970, as Document No. 48573, of Official Records, and the Second AMENDED MAP TO THE "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, recorded on December 28, 1971, in Book 95, Page 76, as File No. 56077, of Official Records.

APN: 1318-23-310-017



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-310-017
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) 442,464.00
 Transfer Tax Value ~~\$442,464.00~~ 442,464.00
 Real Property Transfer Tax Due: \$1,725.75

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 _____

Grantor _____

Signature Scott Moretti

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Corey Vian
 Address: 24 Loma Road
Redwood City, CA 94062

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Scott Moretti
 Address: PO Box 6652
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3765-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED