

APN/Parcel ID(s): 1420-35-410-003

Order No.: TTR2401906-RT

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

Matthew Scott Mann and Becky Elaine Mann  
1609 Shirley Street  
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$3,818.10

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

**Rozelyn Naliboff, Trustee of the Rozelyn Naliboff Revocable Trust dated April 4, 2013 and Thomas Earl Warden, Trustee of the Thomas Earl Warden Living Trust dated Oct. 12, 2012 as Tenants in Common**

do(es) hereby GRANT, BARGAIN AND SELL to

**Matthew Scott Mann and Becky Elaine Mann, Husband and Wife as Joint Tenants**

the real property situated in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

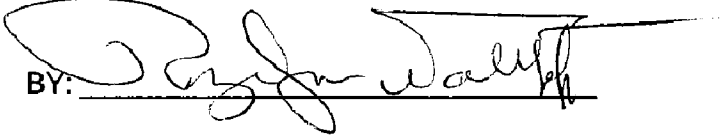
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

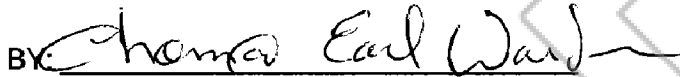
Dated: 7.31.24

Rozelyn Naliboff, Trustee of the Rozelyn Naliboff Revocable Trust dated April 4, 2013

BY: 

Rozelyn Naliboff, Trustee

Thomas Earl Warden, Trustee of the Thomas Earl Warden Living Trust dated Oct. 12, 2012

BY: 

Thomas Earl Warden, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 31 day of JULY, 2024, by

Rozelyn Naliboff & Thomas Earl Warden

  
Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-35-410-003**

---

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 27 in Block C as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 0501, of Official Records, Page 3298 as Document No. 514006.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1420-35-410-003  
 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      \$ 979,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 979,000.00  
 d. Real Property Transfer Tax Due      \$ 3,818.10

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section NONE  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00%  
 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 *[Signature]* Capacity: ~~Grantor~~ Agent

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

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

Print Name: Rozelyn Naliboff, Trustee of the Rozelyn Naliboff Revocable Trust dated April 4, 2013 and Thomas Earl Warden, Trustee of the Thomas Earl Warden Living Trust dated Oct. 12, 2012

Print Name: Matthew Scott Mann and Becky Elaine Mann

Address: 2665 Billys Road  
 City: Minden  
 State: NV      Zip: 89423

Address: 1609 Shirley Street  
 City: Minden  
 State: NV      Zip: 89423-8032

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

Print Name: Ticor Title of Nevada, Inc.  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville

Escrow # TTR2401906  
 State: NV      Zip: 89410