

DOUGLAS COUNTY, NV **2024-1010988**  
RPTT:\$3042.00 Rec:\$40.00  
\$3,082.00 Pgs=3 **08/15/2024 09:36 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1319-19-212-052
<b>R.P.T.T.</b>	\$3,042.00
<b>File No.:</b>	2382738
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Christen Luciano	
4646 Bermuda Ave	
San Diego CA 92107	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Maria Caro, an unmarried woman**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Christen Luciano, a single woman**

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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: August 9, 2024

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

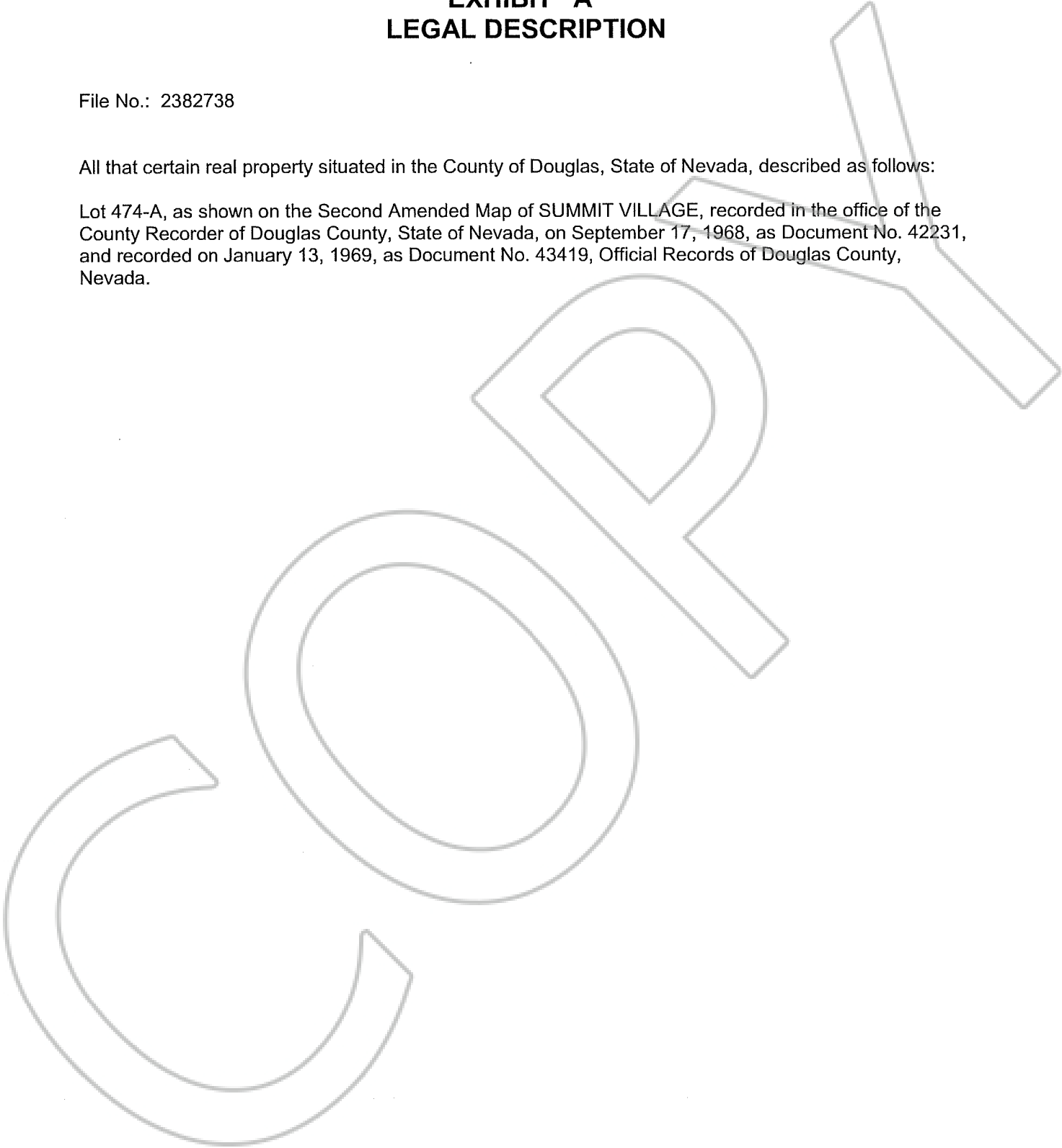


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2382738

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

Lot 474-A, as shown on the Second Amended Map of SUMMIT VILLAGE, recorded in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 1968, as Document No. 42231, and recorded on January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-19-212-052  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 780,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 780,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,042.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 *Denise Muro - Agent*                      Capacity                      Grantor  
 Signature \_\_\_\_\_                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Maria Caro  
 Address: 133 River Run  
 City: Queenstown  
 State: MD                      Zip: 21658

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christen Luciano  
 Address: 4646 Bermuda Ave  
 City: San Diego  
 State: CA                      Zip: 92107

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2382738 RS  
 Address: 540 W Plumb Ln, Suite 100  
 City: Reno                      State: NV                      Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED