

DOUGLAS COUNTY, NV **2024-1011441**
RPTT:\$2242.50 Rec:\$40.00
\$2,282.50 Pgs=4 **08/23/2024 01:21 PM**
CORE TITLE GROUP, LLC (N. NV)
SHAWNYNE GARREN, RECORDER

APN# : 1320-32-801-032

RPTT: \$2,242.50

Recording Requested By:

Core Title Group LLC

Escrow No.: 601CNV-DC

When Recorded Mail To:

Eldo Frezza

1202 Gilman Ave.

Gardnerville, NV 89410

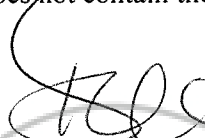
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Dawn Cuellar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

William Dougherty JR and Sherry Dougherty, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Eldo Frezza , a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/22/2024

William Dougherty
William Dougherty JR

Sherry Dougherty
Sherry Dougherty

STATE OF Oregon } ss

COUNTY OF Josephine

This instrument was acknowledged before me on
August 19, 2024

By William Dougherty JR and Sherry Dougherty.

Patricia Mae Helm
Notary Public

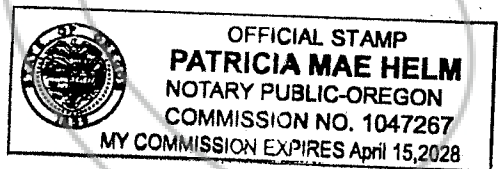


EXHIBIT "A"

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

That Middle 70 foot wide parcel as shown on that plat of the C.C. Meneley property at Gardnerville as recorded March 8, 1948, as Document No. 06345.

Excepting therefrom the Westerly 61.00 feet, all more particularly described as follows:

Commencing at the Northwest corner of Parcel No. 2 as shown on that Record of Survey for William Hussman, as Recorded in Book 492, at Page 1331, as Document No. 275307;

Thence South 01°13'14" East, 393.04 feet;

Thence South 01°30'26" East, 73.01 feet to the Northwest corner of said Middle Parcel, Document No. 06345;

Thence along the North line of said parcel South 89°27'04" East, 61.00 feet to The Point of Beginning;

Thence continuing South 89°27'04" East, 187.96 feet to the Westerly right-of-way line of Gilman Avenue;

Thence along said right-of-way South 01°37'05" East, 70.05 feet; thence North 89°27'04" West, 188.10 feet to a point 61.00 feet East of the West line of said parcel; thence North 01°30'25" West, 70.05 feet to The Point of Beginning.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on June 15, 2018, as Document No. 2018-915519 of Official Records.

Assessor's Parcel Number(s):

1320-32-801-032

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1320-32-801-032

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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. **Total Value/Sales Price of Property:**

Total Value/Sales Price of Property:	\$575,000.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$575,000.00
Real Property Transfer Tax Due:	\$2,242.50

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 William Dougherty Jr Capacity Grantor
Signature Sherry Dougherty Capacity Grantor

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

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

Print Name: William Dougherty JR and Sherry Dougherty
Address: 1409 NE Heritage Dr
City: Grants Pass, OR
State: 97526 Zip: _____

Print Name: Eldo Frezza
Address: 1202 Gilman Ave
City: Gardnerville
State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC Esc. #: 601CNV-DC
Address: 1818 College Pkwy, Ste 101
City/State/Zip: Carson City, NV 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)