

DOUGLAS COUNTY, NV **2024-1011973**  
RPTT:\$5830.50 Rec:\$40.00  
\$5,870.50 Pgs=3 **09/09/2024 12:47 PM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1319-03-710-005

Order No.: TTR2402306-RT

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

Mark Ashton and Charlene Ashton  
P.O BOX 1495  
Genoa, NV 89411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$5,830.50

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

**Steven M Campora and Gayle J Campora, Husband and Wife as Joint Tenants With  
Right of Survivorship,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Mark Ashton and Charlene Ashton, Husband and Wife as Community Property With  
Right of Survivorship**

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: 08/23/24  
[Signature]

Steven M Campora

[Signature]  
Gayle J Campora

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 23 day of Aug,  
2024, by

Steven m Campora

[Signature]  
Notary Public

[SEAL]

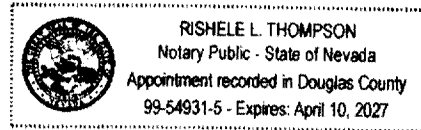


State of Nevada  
County of Douglas

} ss:

This instrument was acknowledged before me on 9/5/2025 2024 at  
by Gayle J. Campora only

[Signature]  
Notary Public



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1319-03-710-005**

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

Lot 46 in Block J, of the Final Map of GENOA LAKES PHASE 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 16, 1993, in Book 393 of Official Records, at Page 3260, Document No. 302137.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1319-03-710-005  
 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      \$ 1,495,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 1,495,000.00  
 d. Real Property Transfer Tax Due      \$ 5,830.50

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 *Stev Campora* Capacity: Grantor Agent  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Steven M Campora and Gayle J Campora  
 Address: 2860 Oakbriar Trail  
 City: Fort Worth  
 State: TX      Zip: 76109

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mark Ashton and Charlene Ashton  
 Address: P.O BOX 1495  
 City: Genoa  
 State: NV      Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2402306  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410