

APN/Parcel ID(s): 1220-24-302-004

Order No.: TTR2402166-RT

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

Steven J Migliore and Deborah J Migliore
P.O BOX 2113
Livermore, CA 94551

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$3,081.00

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

**Oliver P. Manfredi and Roxanne L. Manfredi, as Trustees of theThe Manfredi Family
Trust dated February 22, 2005,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Steven J Migliore and Deborah J Migliore, Husband and Wife as Joint Tenants with
Rights 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: 8/27/24

Oliver P. Manfredi and Roxanne L. Manfredi, as Trustees of the The Manfredi Family Trust

BY: Roxanne L. Manfredi

~~Roxanne~~ L. Manfredi, Trustee
ROXANNE

BY: Oliver P. Manfredi

Oliver P. Manfredi, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 27 day of August,
2024, by

Roxanne L. Manfredi & Oliver P. Manfredi

Notary Public

[SEAL]

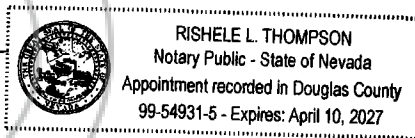
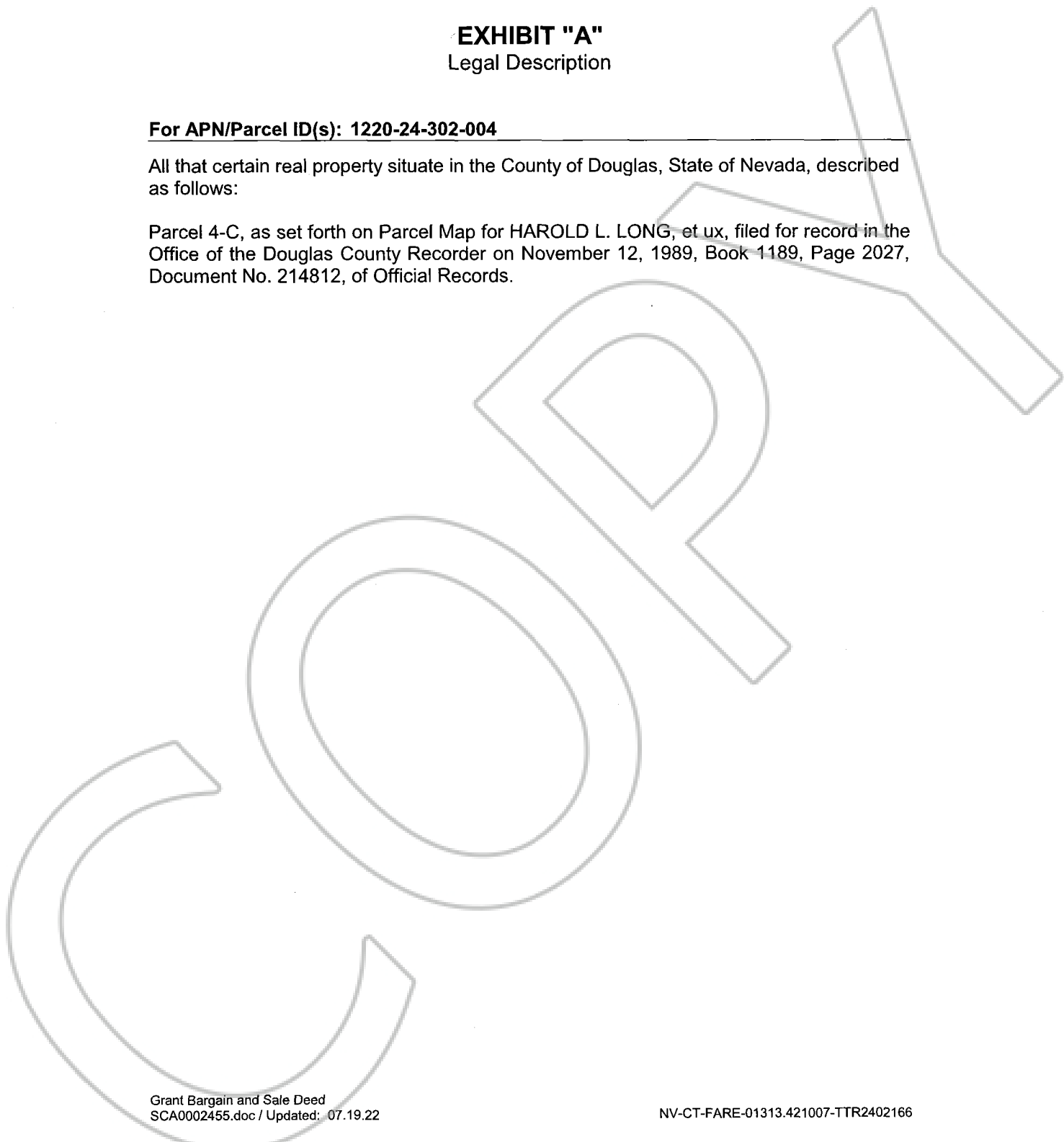


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-24-302-004

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

Parcel 4-C, as set forth on Parcel Map for HAROLD L. LONG, et ux, filed for record in the Office of the Douglas County Recorder on November 12, 1989, Book 1189, Page 2027, Document No. 214812, of Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1220-24-302-004
 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 \$ 790,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 790,000.00
 d. Real Property Transfer Tax Due \$ 3,081.00

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 *Jiz Deenee* Capacity: ~~Grantor~~ Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Oliver P. Manfredi and Roxanne L. Manfredi, as Trustees of theThe Manfredi Family Trust
 Address: 1380 Centerville Lane #2
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven J Migliore and Deborah J Migliore
 Address: P.O BOX 2113
 City: Livermore
 State: CA Zip: 94551

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2402166
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410