

A.P.N. No.:	001-185-05
R.P.T.T.	\$1,716.00
File No.:	1930690 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Benjamin V Cowger and Erika G Cowger	
59 Damonte Ranch Parkway Suite B #510	
Reno, NV 89521	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lynne Fiorindo, Co-Trustee of the Michael C. Riley 2012 Trust dated January 31, 2012 acting as sole trustee** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Benjamin V Cowger and Erika G Cowger, husband and wife as joint tenants with rights of survivorship**, all that real property situated in the County of Carson City, State of Nevada, bounded and described as follows:

All that certain real property situate in Carson City, State of Nevada, described as follows:

Lots 1 and 2 and the East 25 feet of Lots 6, 7 and 8 in Block 17 of CURRY' S ADDITION TO CARSON CITY, Nevada, a copy of which was filed in the office of the Carson City (formerly Ormsby County) Recorder, on May 15, 1963, in Book 1 of Maps, Map No. 191, File No. 61493.

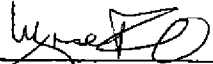
Together with the East half of the alleyway lying adjacent to Lots 1 and 2 in Block 17 and the West half of the alleyway lying adjacent to Lots 6, 7 and 8 in Block 17, as described in that certain Resolution, recorded in the office of the County Recorder of Carson City, State of Nevada, on July 11, 1953 in Book 62, Page 135 as Document No. 1874A of Powers, Plats and Miscellaneous Records.

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: 2-22-2023


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

The Michael C. Riley 2012 Trust dated January 31,
2012


By: Lynne Fiorindo, Co-Trustee
acting as sole trustee

State of California)
County of Contra Costa) ss

This instrument was acknowledged before me on the 22 day of February, 2023
By: Lynne Fiorindo as sole trustee of Lynne Fiorindo, Co-Trustee of the Michael C. Riley 2012 Trust
dated January 31, 2012

Signature 
Notary Public

My Commission Expires: 04-19-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-185-05
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

\$ 440,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

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c. Transfer Tax Value:

\$ 440,000.00

d. Real Property Transfer Tax Due

\$ 1,716.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 SA Capacity Grantor Escrow

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lynne Fiorindo, Co-Trustee of the Michael C. Riley 2012 Trust dated January 31, 2012

Address: 1112 Sanders Drive

City: Moraga

State: CA Zip: 94556

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Benjamin V Cowger and Erika G Cowger

Address: 59 Damonte Ranch Parkway Suite B #510

City: Reno

State: NV Zip: 89521

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

Print Name: Stewart Title Company

Escrow # 1930690 sa

Address: 1362 Hwy 395, Suite 109

City: Gardnerville

State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED