

APN # 05-410-09

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$15.60 Rec:\$37.00
Total:\$52.60
JOSEPH F. FIORANTE

2022-247762
01/24/2022 07:59 AM
Pgs=5

Recording Requested By:

Name Joseph F. Fiorante

Address 10729 Crebs Avenue

City/State/Zip Northridge, CA 91326



00015360202202477620050051
LISA HOEHNE, CLERK RECORDER

WARRANTY DEED
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

APN: 05-410-09
Return document to:
Joseph F. Fiorante
10729 Crebs Avenue
Northridge, CA 91326

Mail tax statements to:
Angela Katrice Fiorante
628 W. Imperial Avenue, #205
El Segundo, CA 90245

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

WARRANTY DEED

This WARRANTY DEED, executed on this 11 day of December, 2021, by the grantor,

Joseph F. Fiorante, an unmarried man, as to an undivided 50% interest, and Rosalie Fiorante Dornblaser, a married woman, as to an undivided 50% interest, each as their sole and separate property, and as tenants in common, whose address is 10729 Crebs Avenue, Northridge, CA 91326 to the grantee,

Angela Katrice Fiorante, an unmarried woman, as to an undivided 25% interest, and Alanna Elizabeth Carrico, an unmarried woman, as to an undivided 25% interest, and Chrissie Leilani Muggeridge, an unmarried woman, as to an undivided 50% interest, as their sole and separate property, as tenants in common

WITNESSETH, that the said grantor, for and in consideration of the sum of:

This transfer is a gift with \$0 consideration

the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey the following parcel of real property in EUREKA County, Nevada, and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property address: RAW LAND
Source of Title:
SEE EXHIBIT "A"

Exhibit A

**TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. & M. OF SECTION 21:
THE SOUTH ONE-HALF OF THE SOUTHWEST ONE QUARTER.**

Reserving, Therefrom, an easement of 30° along all boundaries for ingress and egress, with power to dedicate, and except any and all oil rights, including the right of entry for exploration and possession of oil or other carbohydrates.

Reserving, Therefrom, a right of way, with right of entry upon, over, under, along, across, and through the said land for the purposes of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy, and for telephone line, and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewerage, and any conduits for electric or telephone wires, and reserving the sole right to convey the rights hereby reserved.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or appertaining.

EXEMPT: NRS 375.090 SECTION 009

TOGETHER with the tenements, hereditaments, and appurtenances thereto belonging or appertaining, subject to:

AND the grantor covenants with the grantee that the grantor is now seised in fee simple of the property granted; that the grantee shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, excepting those set forth above; and that the grantor will WARRANT AND DEFEND the grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

Joseph F. Fiorante
Signature
Joseph F. Fiorante
Print name
Joseph F. Fiorante
Capacity

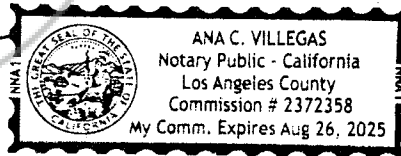
Rosalie Fiorante Dornblaser
Signature
Rosalie Fiorante Dornblaser
Print name
Rosalie Fiorante Dornblaser
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California)
COUNTY OF Los Angeles)

This instrument was acknowledged before me on the 16th day of DECEMBER 2021, by Joseph Frank Fiorante and
Rosalie Frances Fiorante.

Ana C. Villegas
Signature
Ana C. Villegas
Print name
8/26/2025
Title
NOTARY PUBLIC
My commission expires:
8/26/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-410-09
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 3,835.⁰⁰/₁₀₀
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 3,835.⁰⁰/₁₀₀
 Real Property Transfer Tax Due \$ 15.60

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 Joseph Fiorante Capacity owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph F. Fiorante
 Address: 10729 Creebs Ave
 City: Northridge, ca
 State: ca Zip: 91326

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Angela Katrice Fiorante
 Address: 628 W. Imperial Ave
 City: El Segundo
 State: ca Zip: 90245

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____