

DOUGLAS COUNTY, NV
RPTT:\$3627.00 Rec:\$15.00
\$3,642.00 Pgs=2 2015-866170
07/13/2015 01:27 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Ann M. Minahan Trustee of the Ann M. Minahan Trust
dated April 4, 2012
PO BOX 1136
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. N1500515-RIT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-25-002-008
R.P.T.T. \$3,627.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael Buffo, Trustee and Renee A. Buffo, Trustee of the Michael & Renee Buffo Family Trust dated February 24, 1998, Trustee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ann M. Minahan Trustee of the Ann M. Minahan Trust dated April 4, 2012

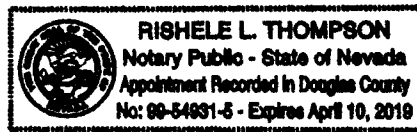
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Michael Buffo and Renee A. Buffo, individually and Michael Buffo and Renee A. Buffo, Trustees of the Michael & Renee Buffo Trust dated February 24, 1998

Michael Buffo Trustee
Michael Buffo, Individually and as Trustee

Renee Buffo trustee
Renee A, Buffo, Individually and as Trustee



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/8/15
by Michael Buffo, Trustee and Renee A. Buffo, Trustee of the Michael & Renee Buffo Family Trust dated February 24, 1998

Rishele L. Thompson
NOTARY PUBLIC

Escrow No. N1500515-RIT

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land located within a portion of Section 25, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Section 30, said point monumented with a stamped 3" aluminum cap – PLS 3090; thence North $00^{\circ}07'59''$ East, 29.40 feet along the West line of Section 30 to a point on the Northerly right-of-way line of Fairview Lane; thence South $89^{\circ}49'50''$ West, 1451.57 feet along said right-of-way; thence along the arc of a curve to the left having a delta angle of $13^{\circ}05'49''$, radius of 2040.00 feet, and an arc length of 466.31 feet; thence South $76^{\circ}43'32''$ West, 581.92 feet; thence along the arc of a curve to the right having a delta angle of $27^{\circ}54'17''$, a radius of 1960.00 feet; and an arc length of 954.58 feet to the Easterly line of Aspen Creek Estates per the Final Map, Document No. 323383; thence along said line North $00^{\circ}17'14''$ West, 1182.39 feet; thence South $89^{\circ}42'46''$ West, 278.96 feet to the POINT OF BEGINNING; thence South $00^{\circ}17'14''$ East, 500.66 feet; thence along the arc of a curve to the left, non-tangent to the preceding course having a delta angle of $35^{\circ}50'12''$, radius of 45.00 feet and a chord bearing of South $71^{\circ}47'40''$ West for a distance of 27.69 feet; thence North $36^{\circ}07'26''$ West, 417.93 feet; thence North $00^{\circ}17'14''$ West, 170.37 feet; thence North $89^{\circ}42'46''$ East, 271.04 feet to the POINT OF BEGINNING.

Said parcel of land more fully imposed as Adjusted Lot 5 as set forth on that certain Record of Survey to support a Boundary Line Adjustment recorded May 6, 1997 as Document No. 411953.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-25-002-008
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$930,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$930,000.00
 Real Property Transfer Tax Due: **\$3,627.00**

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: Michael Buffo Capacity: grantor
 Signature: Renee Buffo Capacity: grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Michael Buffo, Trustee and Renee A. Buffo, Trustee of the Michael & Renee Buffo Family Trust dated February 24, 1998

Print Name: Ann M. Minahan Trustee of the Ann M. Minahan Trust dated April 4, 2012

Address: PO BOX 397
Minden, NV 89423

Address: PO BOX 1136
Genoa, NV 89411

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500515-RIT
 Address: 1483 Highway 395, Suite B
 City, State, Zip: Gardnerville, NV 89410