

A.P.N.: 1319-03-414-041
File No: 141-2506136 (NMP)
R.P.T.T.: \$1,638.00

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$15.00
\$1,653.00 Pgs=2
2016-885722
08/09/2016 03:30 PM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
The Revocable Living Trust of Steven Edward Mayeda
P.O. Box 3593
Reondo Beach, CA 90277

GRANT, BARGAIN and SALE DEED

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

Frederick M. Bianucci and Susan L. Bianucci, Trustees of the Bianucci Family Trust Dated 11-16-98

do(es) hereby *GRANT, BARGAIN and SELL* to

Steven Edward Mayeda, Trustee of The Revocable Living Trust of Steven Edward Mayeda

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

LOT 59, IN BLOCK C, AS SET FORTH ON THE FINAL MAP FOR, HIGH MEADOWS UNIT NO. 2, GENOA LAKES PHASE 4, A PLANNED UNIT DEVELOPMENT, RECORDED JUNE 24, 2002 IN BOOK 0602 OF OFFICIAL RECORDS AT PAGE 7600, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 545421.

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 reversions, remainders, rents, issues or profits thereof.

Date: 06/17/2016

The Bianucci Family Trust

Frederick M. Bianucci
Frederick M. Bianucci, Trustee

Susan L. Bianucci
Susan L. Bianucci, Trustee

STATE OF **NEVADA**)

: **ss.**

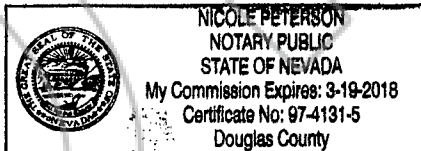
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on July 18 2016 by
Frederick M. Bianucci and Susan L. Bianucci

Nicole Peterson

Notary Public

(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 17, 2016** under Escrow No. **141-2506136**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-414-041
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$420,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$)
- c) Transfer Tax Value: \$420,000.00
- d) Real Property Transfer Tax Due \$1,638.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: *Steven Edward Mayeda*
Signature: _____

Capacity: *Guarantee*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Bianucci Family Trust

Print Name: Mayeda

Address: 35 Aura Vista

Address: P.O. Box 3593

City: Millbrae

City: Redondo Beach

State: CA Zip: 94030

State: CA Zip: 90277

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

First American Title Insurance
Print Name: Company
Address P.O. Box 645
City: Zephyr Cove

File Number: 141-2506136 NMP/NMP
State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)