

A.P.N.: 1022-09-002-046
File No: 143-2511797 (NMP)
R.P.T.T.: \$542.10

DOUGLAS COUNTY, NV
RPTT:\$542.10 Rec:\$16.00
\$558.10 Pgs=3 11/21/2016 02:04 PM
2016-891056
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
David Mario Giannoni
P.O. Box 2633
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

George D. Leyland and Beverly E. Leyland, husband and wife, as joint tenants

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

David Mario Giannoni, a single man and Linda Marie Giannoni, an unmarried woman as joint tenants with rights of survivorship

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

A PARCEL OF LAND SITUATED WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., THENCE NORTH 1°13'35" EAST A DISTANCE OF 1,070.01 FEET; THENCE SOUTH 85°39'41" WEST A DISTANCE OF 409.36 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT WITH A TANGENT BEARING OF NORTH 4°28'36" WEST, WITH A RADIUS OF 50.00 FEET ALONG AN ARC DISTANCE OF 49.94 FEET THROUGH A CENTRAL ANGLE OF 57°13'53" TO THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT WITH A TANGENT BEARING OF NORTH 61°42'29" WEST WITH A RADIUS OF 50.00 FEET ALONG AN ARC DISTANCE OF 38.67 FEET THROUGH A CENTRAL ANGLE OF 44°18'31"; THENCE NORTH 15°58'06" WEST A DISTANCE OF 412.85 FEET; THENCE NORTH 31°58'23" WEST A DISTANCE OF 66.69 FEET; THENCE SOUTH 89°15'23" EAST A DISTANCE OF 430.72 FEET; THENCE SOUTH 31°51'17" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 66°00'00" WEST A DISTANCE OF 180.00 FEET; THENCE SOUTH 14°02'10" WEST A DISTANCE OF 123.69 FEET; THENCE SOUTH 40°10'40" EAST A DISTANCE OF 203.86 FEET; THENCE SOUTH 65°52'12" WEST A DISTANCE OF 210.32 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL ALSO KNOWN AS ADJUSTED LOT NO. 19 ON BOUNDARY LINE

**ADJUSTMENT MAP RECORDED SEPTEMBER 28, 1993, IN BOOK 993, AT PAGE 5586,
AS DOCUMENT NO. 318745.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED AUGUST 06, 2010, IN BOOK 810, PAGE 1567,
AS INSTRUMENT NO. 768258.**

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: 10/06/2016

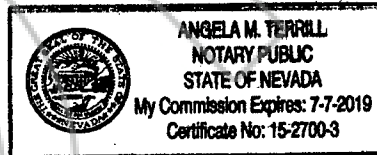
George D. Leyland
George D. Leyland

Beverly E. Leyland
Beverly E. Leyland

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 11-14-2016 by
George D. Leyland and Beverly E. Leyland.

Angela M. Terrill
Notary Public
(My commission expires: 7-7-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 06, 2016 under Escrow No. **143-2511797.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-09-002-046
 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: \$139,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$139,000.00
 d) Real Property Transfer Tax Due \$542.10

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: *George D. Leyland*
 Signature: *Beverly E. Supural*

Capacity: Grantor
 Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: George D. Leyland and Beverly E. Leyland
 Address: 454 E COLORADO
 City: GLENDORA
 State: CA Zip: 91740

Print Name: David Mario Giannoni and Linda Marie Giannoni
 Address: P.O. Box 2633
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2511797 NMP/ NMP
 State: NV Zip: 89423

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