

DOUGLAS COUNTY, NV  
RPTT:\$290.55 Rec:\$16.00  
\$306.55 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2017-893304**

**01/12/2017 01:18 PM**

WHEN RECORDED MAIL TO:  
Gilbert Pizano  
Tammy Lynn Pizano  
2104 Willester Ave  
San Jose, Ca 95124

MAIL TAX STATEMENTS TO:  
Gilbert Pizano  
same as above

Escrow No. 1606792-RLT

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.: 1022-32-110-001 & ~~1022-32-110-004~~ SPACE ABOVE FOR RECORDER'S USE ONLY  
R.P.T.T. \$ 290.55

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Clyne P. Bauer, Trustee of the Clyne P. Bauer Trust Agreement dated May 10, 1995

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gilbert Pizano and Tammy Lynn Pizano, husband and Wife, as joint tenants with right of survivorship

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.

Clyne P. Bauer, Trustee of the Clyne P. Bauer  
Trust Agreement dated May 10, 1995

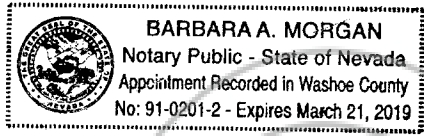
Clyne P. Bauer  
Clyne P. Bauer, Trustee

STATE OF NEVADA  
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on, 1-9-2017  
by Clyne P. Bauer, Trustee of the Clyne P. Bauer Trust Agreement dated May 10, 1995

[Signature]  
NOTARY PUBLIC



**Order No.: 01606792-RLT**

**EXHIBIT A**

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

Lots 69 and 72 as shown on the map of TOPAZ SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954 in Book 1 of Maps, as File No. 9774.

APN: 1022-32-110-001, 1022-32-110-004



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1022-32-110-001
- b) 1022-32-110-004
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$74,500.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$74,500.00  
 Real Property Transfer Tax Due: \$ 290.55

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 Clyne P. Bauer Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Clyne P. Bauer, Trustee of the Clyne P. Bauer Trust Agreement dated May 10, 1995

Print Name: Gilbert Pizano and Tammy Lynn Pizano

Address: 9215 N. Virginia Street  
Reno, NV 89506  
 City, State, Zip

Address: 2104 Willesster Ave  
San Jose, Ca 95124  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606792-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410