

DOUGLAS COUNTY, NV **2017-907393**
RPTT:\$2784.60 Rec:\$35.00
\$2,819.60 Pgs=2 11/29/2017 08:34 AM
TICOR TITLE - GARDNERVILLE
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:
Ann M. Minahan, Trustee of the Ann M. Minahan
Trust, dated April 4, 2012
PO BOX 1136

Genoa, NV 89411

Escrow No. 1705423-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.: 1419-26-710-015
R.P.T.T. \$2,784.60

SPACE ABOVE FOR RECORDER'S USE ONLY

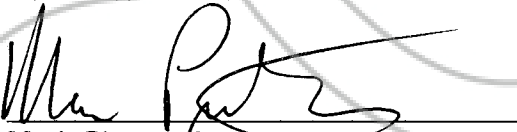
GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That Mario Pietrangelo, a married man as his sole and separate
property, who acquired title as a single man

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

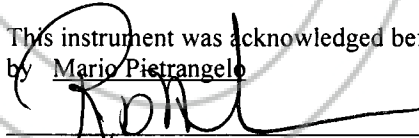
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.


Mario Pietrangelo

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-84831-5 - Expires April 10, 2019

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on , 11/27/17
by Mario Pietrangelo


NOTARY PUBLIC

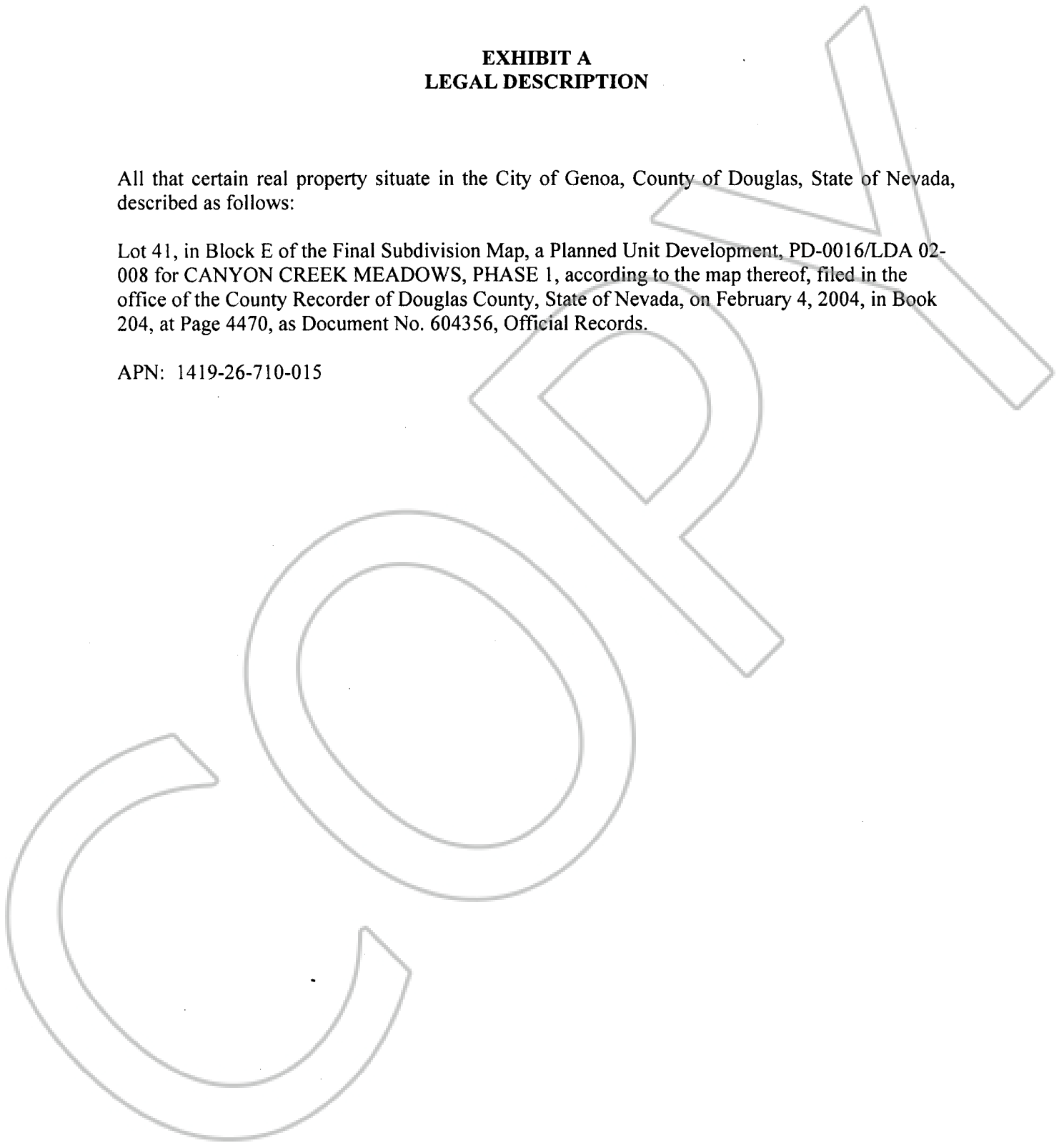
Escrow No. 1705423-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 41, in Block E of the Final Subdivision Map, a Planned Unit Development, PD-0016/LDA 02-008 for CANYON CREEK MEADOWS, PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 4, 2004, in Book 204, at Page 4470, as Document No. 604356, Official Records.

APN: 1419-26-710-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-26-710-015
 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. a. Total Value/Sales Price of Property: \$ 714,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 714,000.00
 d. Real Property Transfer Tax Due: \$ 2,784.60

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Mario Pietrangelo* Capacity *grantee*
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Mario Pietrangelo
 Address: 240 Noble Medal Ct
 City: Reno
 State: NV Zip: 89521

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ann M. Minahan, Trustee of the Ann M. Minahan Trust, dated April 4, 2012
 Address: PO BOX 1136
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705423-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED