

DOUGLAS COUNTY, NV
RPTT:\$2535.00 Rec:\$35.00
\$2,570.00 Pgs=2 2017-907814
12/08/2017 10:52 AM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

A.P. No. 1219-26-001-025
Escrow No. 121-2525648-LC/CJ
R.P.T.T. \$2,535.00

WHEN RECORDED RETURN TO:
Daniel Joseph Piccinini, Trustee of the Daniel
Joseph Piccinini Revocable Trust
2235 Walnut Ridge Court
Reno, NV

MAIL TAX STATEMENTS TO:

2235 Walnut Ridge Court
Reno, NV

GRANT, BARGAIN and SALE DEED

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

James R. O'Brien and Jessi L. O'Brien, husband and wife as joint tenants with right of survivorship

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

Daniel Joseph Piccinini, Trustee of the Daniel Joseph Piccinini Revocable Trust under Declaration of Trust dated November 7, 2016

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

LOT 19, OF GREEN ACRES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 19, 1966, IN BOOK 44, PAGE 233, AS DOCUMENT NO. 34001.

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: 12/07/2017

James R. O'Brien

James R. O'Brien

Jessi L. O'Brien

Jessi L. O'Brien

STATE OF NEVADA)

COUNTY OF ~~WASHOE~~) : ss.

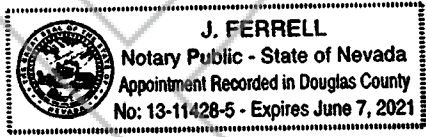
Carson City

This instrument was acknowledged before me on *Dec 7, 2017* by

James R. O'Brien and Jessi L. O'Brien.

J. Ferrell
Notary Public

(My commission expires: *12-7-2021*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/07/2017 under Escrow No. 121-2525648

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-26-001-025
 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: \$650,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$650,000.00
 d) Real Property Transfer Tax Due \$2,535.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: [Signature]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James R. O'Brien and Jessi L. O'Brien
 Address: 108 Marquis Ter
 City: Dayton
 State: Nevada Zip: 89403

Print Name: Daniel Joseph Piccinini, Trustee of the Daniel Joseph Piccinini Revocable Trust
 Address: 2235 Walnut Ridge Court
 City: Reno
 State: NV Zip: _____

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

Print Name: First American Title Insurance Company File Number: 121-2525648 LC/LC
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511-2043

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