DOUGLAS COUNTY, NV

2018-911076

RPTT:\$3412.50 Rec:\$35.00

03/02/2018 11:20 AM

\$3,447.50 Pgs=3 **03/02/2018 11**

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1219-14-002-071

File No:

143-2535341 (mk)

R.P.T.T.:

\$3,412.50

When Recorded Mail To: Mail Tax Statements To: Steven R. Pieracci and Robin L. Pieracci 405 Merlyn Court Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Charles H. Paya IV, Trustee under The Paya Living Trust dated October 2, 2002

do(es) hereby GRANT, BARGAIN and SELL to

Steven R. Pieracci and Robin L. Pieracci, husband and wife as joint tenants

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

PARCEL ONE:

PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR DAVID V. TROUTNER AND DIANA LYNN TROUTNER FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 7, 2007 IN BOOK 0907, PAGE 1474 AS INSTRUMENT NO. 708910, OFFICIAL RECORDS.

PARCEL TWO:

A PRIVATE 25 FOOT ACCESS EASEMENT AS SHOWN ON THAT PARCEL MAP FOR DOROTHY COLLEY, AND DIANE GORDON, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 26, 1986, IN BOOK 1286, AT PAGE 3238, AS DOCUMENT NO. 147357, OFFICIAL RECORDS

Subject to

- All general and special taxes for the current fiscal year.
- 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: 01/18/2018

Charles H. Paya IV, Trustee under The Paya Living Trust dated October 2, 2002	Λ			
Charles H. Paya IV, Trustee	7/			
STATE OF NEVADA)				
COUNTY OF DOUGLAS ; SS.)				
This instrument was acknowledged before me on 3/32/18 by The Paya Living Trust. by charles H. Paya Thustee				
MARY KELSH Notary Public Notary Public (My commission expires: 4 / 8) MARY KELSH Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-48587-5 - Expires November 6, 2018				
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated	l			

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STATE OF NEVADA DECLARATION OF VALUE

b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 liabled or any additional amount owed. Signature: Signature: Seller (GRANTOR) INFORMATION (REQUIRED) Print Name: The Paya Living Trust Address: BUYER (GRANTEE) INFORMATION (REQUIRED) Steven R. Pieracci and Print Name: Robin L. Pieracci Address: Address: Address: Address: Address: Address: Address: Address: BUYER (GRANTEE) INFORMATION (REQUIRED) State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: Address: NV Zip: 89463	1.	Assessor Parcel Number(s)	/\		
2. Type of Property a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Piex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: \$875,000.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$\$ c) Transfer Tax Value: \$875,000.00 d) Real Property Transfer Tax Due \$3,412.50 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 375.10, 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 thad disallowance of any claimed exemption, or other determination of additional atx due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.300, the Buyer and Seller shall be jointly, and severally is idealer or any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: The Paya Living Trust Address: 402 Foothill Road City: Gardnerville State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECONDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 143-2535341 mk/ mk Address: 143-2535341 mk/ mk State: NV Zip: 89423	a)	1219-14-002-071	()		
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Seller shall be jointly and severally liable for any additional amount owed. Signature: Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: The Paya Living Trust Address: 402 Foothill Road City: Gardnerville State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 1663 US Highway 395, Suite 101 City: Minden Pursuant to NRS 375.030, the Buyer and Survey and S	_1_2	assal assaultable of other determination of additi	tional tay duo may recult in a nonain, of		
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