

DOUGLAS COUNTY, NV
RPTT:\$2535.00 Rec:\$35.00
\$2,570.00 Pgs=5
2018-912346
04/02/2018 02:54 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1419-26-411-028

Escrow No. 00234315 - 016 - 17
RPTT 2,535.00
When Recorded Return to:
Lloyd Edward Fry
P.O. Box 1712
Zephyr Cove, NV 89448
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Joseph N. Trimarchi and Luann H. Trimarchi, Trustees of the Joseph N. Trimarchi and
Luann H. Trimarchi Family Trust dated August 21, 2002

do(es) hereby Grant, Bargain, Sell and Convey to
Lloyd Edward Fry, An Unmarried Man

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 27 day of March, 2018

The Joseph N. Trimarchi and Luann H.
Trimarchi Family Trust

Joseph N. Trimarchi Trustee
Joseph N. Trimarchi, Trustee

Luann H. Trimarchi Trustee
Luann H. Trimarchi, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS
CARSON CITY

This instrument was acknowledged before me on March 27, 2018,
by Joseph N. Trimarchi and Luann H. Trimarchi

Kris Thorson
NOTARY PUBLIC

 **KRIS THORSON**
Notary Public - State of Nevada
Appointment Recorded In Carson City
No: 13-12081-3 - Expires January 17, 2022

SPACE BELOW FOR RECORDER

Exhibit A

Parcel 1:

Lot 1, in Block A, as set forth on the Final Subdivision Map, a Planned Unit Development PD 05-001 for MONTANA PHASE 2A and 2B, filed in the office of the Douglas County Recorder on December 12, 2006, in Book 1206, at Page 3576, as Document No. 690467, Official Records.

Parcel 2:

Together with the following easement for Access:

An Easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, at Page 4911, of the Official Records of Douglas County, Nevada and by document entitled "Abandonment of a Portion of Private Access Easements" recorded on February 3, 2004 in Book 0204 at Page 897, as Document No. 603678.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, at Page 4658, of the Official Records of Douglas County, Nevada.

An Easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance and replacement of roadway improvements within the Easement Area, such as, with limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded February 3, 2004, as Document No. 603676, in Book 0204, at Page 862 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded February 3, 2004, in Book 0204, at Page 0954, as Document No. 603680, of the Official Records Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easements, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof file on February 11, 2004, in Book 0204, at Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

Parcel 3:

SPACE BELOW FOR RECORDER

Also Together with the following Reservation, Easements and Covenants for the benefit of Parcel 1, herein:

Together with an appurtenant easement to construct, operate and maintain an irrigation ditch with the right of ingress and egress for maintenance purposes through the existing road as described in Grant of Easement for Right-of-Way recorded on May 11, 1989 in Book 589 at Page 1395, as Document No. 201777.

Also, together with that certain appurtenant easement for a domestic water storage tank or tanks, a well site and an underground water pipeline over those certain lands as described in Easement Deed recorded February 20, 1991, in Book 291 at Page 2198, as Document No. 245153.

Also, together with an appurtenant access easement over that certain land as described in Grant of Easement recorded November 16, 1992, in Book 1192 at Page 2544, as Document No. 293200, as amended by Easement Grant Deed recorded June 25, 1993 in Book 693 at Page 5808, as Document No. 310886, and as amended by Amendment to Easement Agreement and Easement recorded July 23, 1993 in Book 0793 at Page 4480, as Document No. 313255.

Also, together with an appurtenant easement for pipeline or pipelines for sewer and wastewater over those certain lands as described in Grant Easement Deed recorded on January 13, 1993 in Book 1993 at Page 1611, as Document No. 297275, and as amended by Amendment to Easement Agreement and Grant Easement Deed recorded August 8, 1994 in Book 0894, at Page 1334, as Document No. 343534, and by Amendment to Easement Agreement and Grant of Easement Deed recorded October 4, 1994 in Book 1094 at Page 420, as Document No. 347603 and by Abandonment of a Portion of Sanitary Sewer Easement recorded February 3, 2004 in Book 0204 at Page 923, as Document No. 603679.

Easement pursuant to document entitled "Temporary Septic System Easement Agreement", recorded on August 12, 2004 in Book 0804 at Page 4808, as Document No. 621280, Official Records, Douglas County, Nevada.

Reservation pursuant to document entitled "Entry Reservation Memorandum for Parcel 14" recorded March 31, 2005, in Book 0305, at Page 14360, as Document No. 640525, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Ancillary Easement Memorandum", recorded March 31, 2005, in Book 0305, at Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "Parcel 10 Memorandum" recorded March 31, 2005, in Book 0305, at Page 14373, as Document No. 640527, Official Records, Douglas County, Nevada.

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Covenants pursuant to document entitled "TC Parcels Memorandum" recorded March 31, 2005, in Book 0305, at Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005, in Book 0305, at Page 14388, as Document No. 640529, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage and Temporary Sediment Basin Easement", recorded on November 7, 2005, in Book 1105 at Page 3074, as Document No. 660086, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope and Private Storm Drainage Easement" recorded on November 7, 2005, in Book 1105, at Page 3083, as Document No. 660087, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Access and Public Utility Easement", recorded November 7, 2005, in Book 1105 at Page 3096, as Document No. 660089, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage Easement", recorded on November 9, 2005, in Book 1105 at Page 4074, as Document No. 660295, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope Easement", recorded on November 9, 2005, in Book 1105 at Page 4081, as Document No. 660296, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 168, as Document No. 673811, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "Memorandum of Agreement", recorded on May 1, 2006, in Book 0506 at Page 333, as Document No. 673834, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 347, as Document No. 673835, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 377, as Document No. 673836, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded on July 24, 2006, in Book 0706 at Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded on December 1, 2006, in Book 1206 at Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

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Easement pursuant to document entitled "Grant of Private Access and Public Utility", recorded on September 14, 2007, in Book 0907 at Page 3222, as Document No. 709292, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope and Private Storm Drainage Easement", recorded on September 14, 2001, in Book 0907 at Page 3227, as Document No. 709293, Official Records, Douglas County, Nevada.

The above legal description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on October 31, 2016, as Document No. 2016-889849, Official Records.



SPACE BELOW FOR RECORDER

1. APN: 1419-26-411-028

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$650,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$650,000.00
 Real Property Transfer Tax Due: \$ 2,535.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 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 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 <u>Joseph N. Trimarchi</u>	Capacity grantor
Signature <u>Lloyd Edward Fry</u>	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Joseph N. Trimarchi and Luann*	Print Name: Lloyd Edward Fry
Address: <u>P.O. Box 403</u>	Address: <u>P.O. Box 1712</u>
City/State/Zip: <u>GENOA, NV 89411</u>	City/State/Zip: <u>Zephyr Cove, NV 89448</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00234315-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*H. Trimarchi, Trustees of the Joseph N. Trimarchi and Luann H. Trimarchi Family Trust dated August 21, 2002