

DOUGLAS COUNTY, NV  
RPTT:\$2535.00 Rec:\$35.00  
\$2,570.00 Pgs=3

**2018-913826**  
05/04/2018 12:47 PM

ETRCO  
KAREN ELLISON, RECORDER

APN# : 1320-30-802-009  
RPTT: \$2,535.00

Recording Requested By:  
Western Title Company  
Escrow No.: 096179-TEA  
When Recorded Mail To:

Gary A. Aldax  
P.O. Box 194  
Minden, NV 89423

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Carol Aldax, Successor Trustee of the 1999 Biaggi Family Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Gary A. Aldax, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

All that certain piece or parcel of land situate, lying and being in the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, and more particularly described as follows:

Beginning at a point which is 30 feet Southwesterly, measured at right angles, from the surveyed centerline of Nevada State Highway Route 3 (U.S. 395), which said point bears North 63°25' West, a distance of 1730.00 feet from the intersection of the Westerly limits of the Town of Minden and the existing Southwesterly 30 foot right of way line of said highway; said point of beginning further described as bearing North 57°03'22" West, a distance of 7869.45 feet from the East 1/4 section corner of Section 32, Township 13 North, Range 20 East, M.D.B.&M.; thence South 1°51'30" East, a distance of 520.35 feet to the true point of beginning; thence South 1°51'30" East, a distance of 409.93 feet to a point; thence North 63°25' West, a distance of 291.34 feet to a point; thence North 0°53'30" East, a distance of 400.00 feet to a point; thence South 63°25' East, a distance of 269.52 feet to the true point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 23, 1999, as Document No. 481384 of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/17/2018

The 1999 Biaggi Family Trust

Carol Aldax  
Carol Aldax, Successor Trustee

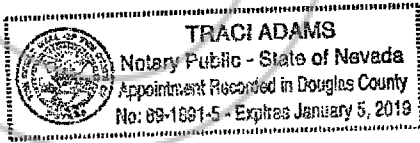
STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
April 24, 2018

By Carol Aldax

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1320-30-802-009

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 #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property:

\$650,000.00

Deed in Lieu of Foreclosure Only (value of property)

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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 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 \_\_\_\_\_ Capacity Recorder/Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Carol Aldax, Successor Trustee of the  
 1999 Biaggi Family Trust  
 Address: 2315 Hwy 395  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gary A. Aldax  
 Address: P.O. Box 194  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 096179-TEA

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