

A.P.N.: 1220-24-601-013
 File No: 143-2552406 (mk)
 R.P.T.T.: \$#4

When Recorded Mail To: Mail Tax Statements To:
 David Beronio
 P.O. Box 6024
 Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Denise K. Beronio, an unmarried woman and David B. Beronio, an unmarried man who acquired title as wife and husband as joint tenants, with right of survivorship

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

David B. Beronio, an unmarried man

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, STATE OF NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 3,795.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ANDREW T. MCCARTHY AND WIFE, IN DEED RECORDED APRIL 23, 1974, IN BOOK 474, PAGE 585, OFFICIAL RECORDS, AS DOCUMENT NO. 72838; THENCE CONTINUING EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 234.82 FEET TO THE SOUTHEAST CORNER OF THE MCCARTHY LAND; THENCE NORTH ALONG THE EAST LINE OF THE MCCARTHY LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 1 ON THAT CERTAIN SURVEY PARCEL MAP, RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS; THENCE EAST, A DISTANCE OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE NORTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 198.00 FEET TO A POINT; THENCE WEST, A DISTANCE OF 260.18 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS

This document was executed
 in counter-part and
 shall be deemed as one.

FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 4,029.82 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DON CHAMBERS, ET UX, IN DEED RECORDED AUGUST 14, 1974, IN BOOK 874, PAGE 423, DOCUMENT NO. 74755, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE NORTH ALONG THE WEST LINE OF THE CHAMBER'S PARCEL OF LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF PARCEL NO. 2, AS MORE FULLY SHOWN ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE CONTINUING NORTH, A DISTANCE OF 12.50 FEET TO A POINT; THENCE EAST, A DISTANCE OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE SOUTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 12.50 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF CHAMBER'S PARCEL OF LAND FIRST ABOVE-MENTIONED; THENCE WEST ALONG THE NORTHERLY BOUNDARY LINE OF CHAMBER'S LAND, A DISTANCE OF 260.18 FEET TO THE POINT OF BEGINNING.


SAID LAND BEING A PORTION OF PARCEL NO. 1, AS SET FORTH ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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: 09/26/2018


David B. Beronio


Denise K. Beronio

STATE OF
COUNTY OF


Wyoming
Lincoln

)
: ss.
)

This instrument was acknowledged before me on
David B. Beronio

31st of October

by



Notary Public

(My commission expires: *April 26, 2020*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 26, 2018** under Escrow No. **143-2552406**.

STATE OF NEVADA)
)
) :ss.
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 11-1-2018 by Denise K. Beronio

Mary Kesh
Notary Public

(My commission expires: 11-6-2018)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-24-601-013
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #4
- b. Explain reason for exemption: x wife to remaining joint tenant for no consideration doc #2015-874627

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: *Denise Beronio*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

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

Print Name: Denise Beronio
 Address: P.O. Box 6024
 City: Stateline
 State: NV Zip: 89449

Print Name: DAVID B. Beronio
 Address: PO Box 6024
 City: Stateline
 State: NV Zip: 89449

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

File Number: 143-2552406 mk/ mk
 State: NV Zip: 89423

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