

APN: 1318-26-101-085

Escrow No. 00245664 - 016 - 17  
RPTT 2,141.10  
When Recorded Return to:  
**Elizabeth Gonzalez**  
**183 Arbusto Circle**  
**Sacramento, CA 95831**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, Mark Castagnini, a single man and Gene J. Castagnini, a married man as his sole and separate property, as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to Elizabeth Gonzalez and Bradley Kearns, Wife and Husband, as Joint Tenants with Right of Survivorship

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

Commencing at the Quarter corner common to Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M. thence South 00°08' West a distance of 788.53 feet to the True Point of Beginning; thence continuing South 00°08' West a distance of 85.00 feet; thence North 89°42' West a distance of 163.80 feet; thence North 00°08' East, a distance of 85.00 feet; thence South 89°42' East a distance of 163.80 feet to the Point of Beginning. Being a portion of Lot 1 of The Palady Tract and the Northeast ¼ of the Northwest ¼ of Section 26, Township 13 North, Range 18 East, M.D.B.&M.

Together with a 30 foot roadway for ingress and egress to the above property from Kingsbury Grade, along the East 30 feet of the Northeast ¼ of said Section 26.

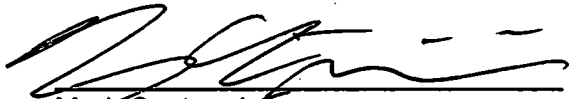
NOTE: Said legal description previously recorded in Grant, Bargain, Sale Deed recorded August 18, 2009, in Book 809, Page 3968, as Document No. 749088, Official Records, Douglas County, Nevada.

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SPACE BELOW FOR RECORDER

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

Witness my/our hand(s) this 5th day of July, 2019



Mark Castagnini



Gene J. Castagnini

STATE OF CA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2019,  
by Mark Castagnini and Gene J. Castagnini \_\_\_\_\_.

See Attached  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

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This certificate is attached to a 2 page document dealing with/entitled Grant, Bargain Sale Deed and dated 7-5-2019

### California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

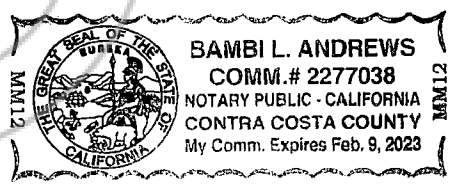
On July 5th, 2019 before me,

Bambi L Andrews (here insert name and title of the officer),

personally appeared Gene J Castagnini, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~ they executed the same in ~~his~~ her/their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Bambi L Andrews (Seal)

This certificate is attached to a 2 page document dealing with/entitled Grant, Bargain, Sale Deed dated 7-5-2019

### California ACKNOWLEDGMENT

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State of California

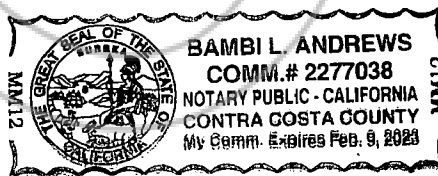
County of Contra Costa

On July 5th, 2019 before me,  
Bambi L Andrews (here insert name and title of the officer),

personally appeared Mark Castagnini, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Bambi L Andrews (Seal)

Printed 02-18

1. APN: 1318-26-101-085

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: \$549,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$549,000.00  
 Real Property Transfer Tax Due: \$ 2,141.10

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 <i>[Signature]</i>	Capacity grantor
Signature <i>[Signature]</i>	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Mark Castagnini and Gene J. Castagnini	Print Name: Elizabeth Gonzalez and Bradley Kearns
Address: 31 Incline Green Lane	Address: 183 Arbusto Circle
City/State/Zip: Alamo, CA 94507	City/State/Zip: Sacramento, CA 95831

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00245664-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)