

DOUGLAS COUNTY, NV  
RPTT:\$2671.50 Rec:\$35.00  
\$2,706.50 Pgs=4  
ETRCO  
KAREN ELLISON, RECORDER

**2019-935767**

**09/27/2019 09:52 AM**

APN#: 1319-03-811-011  
RPTT: \$2,671.50

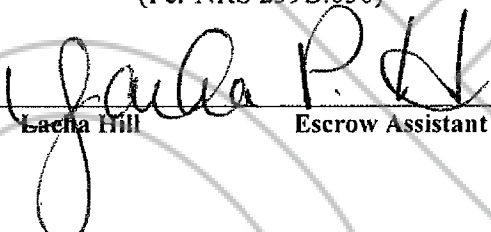
**Recording Requested By:**  
Western Title Company  
Escrow No.: 107429-ARJ

**When Recorded Mail To:**  
Robert Frank Mariano and Debra  
Ann Mariano  
P.O. Box 9022  
Genoa, NV 89411

**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



Lucha Hill

Escrow Assistant

**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,

Dominic P. Mushines, Trustee of The Dominic P. Mushines Living Trust, dated February 5, 2003, and any amendments thereto

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

Robert Frank Mariano and Debra Ann Mariano, Husband and Wife as Joint Tenants with Right of Survivorship

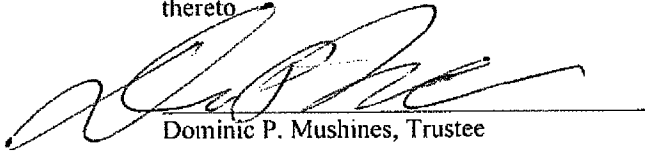
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

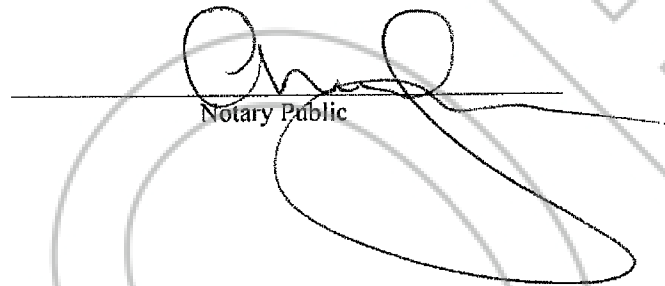
Dated: 09/22/2019

The Dominic P. Mushines Living Trust, dated February 5, 2003, and any amendments thereto

  
Dominic P. Mushines, Trustee

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on

9/24/19  
By Dominic P. Mushines.

  
Notary Public

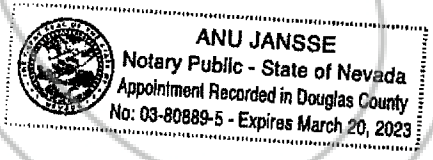


EXHIBIT "A"

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

PARCEL 1:

Unit 11, Block A, as set forth on the plat of GENOA LAKES, PHASE 2, filed for record in the office of the Douglas County Recorder, State of Nevada on June 2, 1994 in Book 694, Page 202, as Document No. 338683.

PARCEL 2:

That certain Exclusive use and Landscape Easement described as follows:

Commencing at the tie corner of Unit 11 as shown on the final map for GENOA LAKES, PHASE 2, Planned Unit Development, Document No. 338683 of the Douglas County Recorders Office said point bears North 08°01'36" West 65.06 feet from tie point C as shown on the GENOA LAKES, PHASE 2 final map; thence North 48°48'03" East 22.33 feet along the Northerly line of said Unit 11 32.67 feet to the True Point of Beginning; thence North 48°48'03" East 35.00 feet; thence South 39°38'43" East 74.16 feet; thence South 51°28'19" West 35.69 feet to the Northwesterly corner of Unit 12, as shown on said GENOA LAKES, PHASE 2 Final Map; thence South 51°28'19" West along the Northerly line of said Unit 12 46.65 feet; thence North 40°14'01" West 15.30 feet to a point on the Southerly line of said Unit 11; thence along the Southerly and Easterly boundary lines of said Unit 11 the following 12 courses:

1. North 48°48'03" East 26.50 feet;
2. North 41°11'57" West 6.67 feet;
3. North 48°48'03" East 17.83 feet;
4. South 41°11'57" East 6.67 feet;
5. North 48°48'03" East 14.33 feet;
6. North 41°11'57" West 30.17 feet;
7. North 03°48'03" East 2.12 feet;
8. North 41°11'57" West 6.00 feet;
9. North 86°11'57" West 2.12 feet;
10. North 41°11'57" West 1.50 feet;
11. South 48°48'03" West 9.67 feet;
12. North 41°11'57" West 14.33 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 08, 2013, as Document No. 833649 of Official Records.

Assessor's Parcel Number(s):  
1319-03-811-011

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-03-811-011

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 \_\_\_\_\_

<p><b>FOR RECORDERS OPTIONAL USE ONLY</b></p> <p>NOTES: _____</p> <p>_____</p>
--

3. Total Value/Sales Price of Property: \$685,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$685,000.00  
 Real Property Transfer Tax Due: \$2,671.50

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 \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity ESROW

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

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

**Print Name:** Dominic P. Mushines, Trustee of The  
 Dominic P. Mushines Living Trust, dated  
 February 5, 2003, and any amendments  
 thereto  
**Address:** P.O. Box 1322  
**City:** Genoa  
**State:** NV **Zip:** 89411

**Print Name:** Robert Frank Mariano and Debra Ann  
 Mariano  
**Address:** P.O. Box 9022  
**City:** Genoa  
**State:** NV **Zip:** 89411

**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. #:** 107429-ARJ

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