

APN: 1420-28-210-013  
RETURN RECORDED DEED TO:  
Mike Pavlakis, Esq.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

GRANTEE/MAIL TAX STATEMENTS TO:  
Victor and Jennifer Magistrelli, Co-Trustees  
The Victor and Jennifer Magistrelli Family  
Revocable Trust  
1273 Hermosa Court  
Minden, NV 89423

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on October 24<sup>th</sup>, 2019, by and between VICTOR  
MAGISTRELLI and JENNIFER MAGISTRELLI, husband and wife as joint tenants (as  
“grantors”), and VICTOR M. MAGISTRELLI and JENNIFER L. MAGISTRELLI, Trustees of  
THE VICTOR AND JENNIFER MAGISTRELLI FAMILY REVOCABLE TRUST (as  
“grantees”),

WITNESSETH:

That the grantors, for good and valuable consideration paid by the grantees, the receipt  
whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees,  
and to their successors and assigns, all that certain parcel of real property located in Douglas  
County, state of Nevada, and more particularly described as follows:

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

Lot 19, as set forth on the Final Map of SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 8, 1994, in Book 794, Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

Assessor's Parcel Number: 1420-28-210-013

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

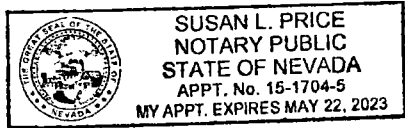
*Victor Magistrelli*  
\_\_\_\_\_  
VICTOR MAGISTRELLI

*Jennifer Magistrelli*  
\_\_\_\_\_  
JENNIFER MAGISTRELLI

STATE OF NEVADA        )  
                                  : ss.  
CARSON CITY            )

On October 24, 2019, personally appeared before me, a Notary Public, VICTOR MAGISTRELLI and JENNIFER MAGISTRELLI, who acknowledged that they executed the above instrument.

*Susan L. Price*  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1420-28-210-013
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</u>	

- 3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 7
  - b. Explain Reason for Exemption: Transfer to a Trust without consideration; see attached Affidavit of Certification of Trust.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Victor M. Magistrelli Capacity Grantor

Signature J. Magistrelli Capacity Grantee

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

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

Print Name: Victor and Jennifer Magistrelli  
 Address: 1273 Hermosa Ct.  
 City: Minden  
 State: Nevada Zip: 89423

Print Name: Victor and Jennifer Magistrelli, Co-Trustees  
 Address: 1273 Hermosa Ct.  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd. Escrow # \_\_\_\_\_  
 Address: P.O. Box 646  
 City: Carson City State: Nevada Zip: 89702

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