

A.P.N.: 1219-23-001-005  
File No: 143-2576173 (mk)  
R.P.T.T.: \$2,535.00



00101524201909379220030039

KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Phillip F Nino  
424 Claire Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Larry Benjamin Lamonica, Successor Trustee of the Lamonica Family Trust dated October 19, 1993

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

Phillip F Nino, an unmarried person

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

**BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 4-C AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR W & W ENTERPRISES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 10, 1990, IN BOOK 990, PAGE 713, DOCUMENT NO. 234142.**

*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.

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.

Date: 10/14/2019

Larry Benjamin Lamonica, Successor Trustee of  
the Lamonica Family Trust dated October 19,  
1993

*Larry Benjamin Lamonica*  
Larry Benjamin Lamonica, Successor Trustee

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

This instrument was acknowledged before me on 11-8-19 by  
**Larry Benjamin Lamonica, Successor Trustee.**

*Mary Kelsh*

Notary Public

(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 31, 2019** under Escrow No. **143-2576173**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1219-23-001-005  
 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: \$650,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$650,000.00  
 d) Real Property Transfer Tax Due \$2,535.00 ✓

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: *[Signature]*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Lamonica Family Trust  
 Address: PO Box 20350  
 City: Carson City  
 State: NV      Zip: 89721

Print Name: Phillip F Nino  
 Address: 424 Claire Court  
 City: Gardnerville  
 State: NV      Zip: 89460

**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: 143-2576173 mk/ et  
 State: NV      Zip: 89423

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