

A.P.N.: 1320-36-002-057  
File No: 143-2574983 (mk)  
R.P.T.T.: \$3,958.50

When Recorded Mail To: Mail Tax Statements To:  
Jason M. Kosco and Jesika K. Kosco  
1976 Currant Court  
Gardnerville, NV 89410

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

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

Kenneth D'Alessandro and Linda D'Alessandro, husband and wife as joint tenants

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

Rita Encinas, an unmarried woman, and Jason M. Kosco and Jesika K. Kosco, husband and wife, as joint tenants with right of survivorship

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

**PARCEL 3-C AS SET FORTH ON PARCEL MAP NO. 1 FOR LARRY AND ALMA MIRON TRUST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 22, 1992, IN BOOK 192, PAGE 2597, AS DOCUMENT NO. 269346, AND CORRECTED BY THAT CERTAIN RECORD OF SURVEY FOR THE KIMBALL FAMILY TRUST AND BAYAN & DENISE J. LEWIS, BEING A RE-SURVEY OF PARCELS 3A, 3B AND 3C OF PARCEL MAP #1 FOR LARRY AND ALMA MIRON FAMILY TRUST, RECORDED IN BOOK 192, PAGE 2597 AS DOCUMENT NO. 269346, OFFICIAL RECORDS OF DOUGLAS COUNTY; ALSO BEING A SURVEY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 19, 2004, IN BOOK 204, PAGE 7744, AS DOCUMENT NO. 605057.**

*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.

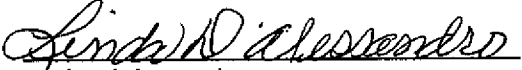
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 09/26/2019

COPY



Kenneth D'Alessandro

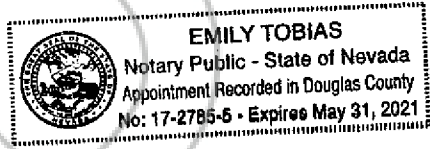


Linda D'Alessandro

STATE OF **NEVADA** )

COUNTY OF **DOUGLAS** )

: SS.



This instrument was acknowledged before me on 11.19.19 by **Kenneth D'Alessandro and Linda D'Alessandro.**



Notary Public

(My commission expires: 5/31/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 26, 2019** under Escrow No. **143-2574983.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-36-002-057  
 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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,015,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,015,000.00  
 d) Real Property Transfer Tax Due \$3,958.50

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]

Capacity: Coopert

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Kenneth D'Alessandro and Linda D'Alessandro

Print Name: Jason M. Kosco and Jesika K. Kosco and Rita Encinas

Address: 701 Dry Gulch

Address: 1976 Currant Court

City: Colville

City: Gardnerville

State: WA Zip: 99114

State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company

File Number: 143-2574983 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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