

A.P.N.: 1221-06-001-042
File No: 143-2575923 (mk)
R.P.T.T.: \$0 #7

When Recorded Mail To: Mail Tax Statements To:
The Harold G. and Roxene D. Giomi Living Trust
2039 Fish Springs Rd
Gardnerville, NV 89410-6131

GRANT, BARGAIN and SALE DEED

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

Roxene D. Giomi, an unmarried woman and Ryan Giomi, a single man as joint tenants

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

Roxene D. Giomi, trustee of The Harold G. and Roxene D. Giomi Living Trust, UTD
January 13, 2016

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

LOT 96 OF FISH SPRINGS ESTATES, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON AUGUST 30, 1973, AS DOCUMENT NO. 68451.

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: 11/26/2019

This document was executed
in counter-part and
shall be deemed as one.

Roxene D. Giomi
Roxene D. Giomi

Ryan Giomi
Ryan Giomi

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



This instrument was acknowledged before me on this:
10th day of December 2019

By: **Roxene D. Giomi and Ryan Giomi**

By: Mary Kelsh / Its: _____

Notary Public
(My commission expires: 11-6-22)

STATE OF NEVADA)
)
) :SS.
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 12-18-2019 by Ryan Giomo *me*

Mary Kelsh
Notary Public
(My commission expires: 11-6-2022)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1221-06-001-042
- 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: <u>Verified Trust - JS</u>	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #7
- b. Explain reason for exemption: Transferring into trust for no consideration

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: agent
 Signature: _____ Capacity: _____

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

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

Print Name: Roxene D. Giomi and Ryan Giomi
 Address: 2039 Fish Springs Rd
 City: Gardnerville
 State: NV Zip: 89410

Print Name: The Harold G. and Roxene D. Giomi Living Trust
 Address: 2039 Fish Springs Rd
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company File Number: 143-2575923 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)