

APN 1419-26-414-022

GRANTEES:

Bruce Allan Volpa and Evelyn Marie Volpa, Trustees
Bruce Allan Volpa and Evelyn Marie Volpa Revocable Trust
P.O. Box 103
Genoa, NV 89411

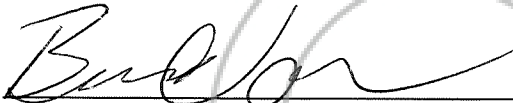
**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Bruce Allan Volpa and Evelyn Marie Volpa, Trustees
Bruce Allan Volpa and Evelyn Marie Volpa Revocable Trust
P.O. Box 103
Genoa, NV 89411

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



Bruce Volpa

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 28th day of January, 2020, between BRUCE VOLPA and EVELYN VOLPA, husband and wife as community property with rights of survivorship, as Grantors and Party of the First Part; and BRUCE ALLAN VOLPA and EVELYN MARIE VOLPA, Trustees, or their successor, under the BRUCE ALLAN VOLPA AND EVELYN MARIE VOLPA REVOCABLE TRUST dated April 21, 2010, and any amendments thereto, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

LOT 32 IN BLOCK F, AS SHOWN ON THE FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001, MONTANA, PHASE 2C, 2D AND 2E, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS

COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 17, 2007, IN BOOK 1207, PAGE 3697, AS DOCUMENT NO. 714941, OFFICIAL RECORDS.

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.

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.


Also known as 440 Big Sky Trail, Genoa, Nevada 89411; APN 1419-26-414-022.

Legal description from deed recorded 10/24/2019 as Doc. No. 2019-937080.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



 BRUCE VOLPA
 Grantor



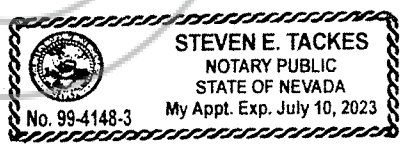
 EVELYN VOLPA
 Grantor

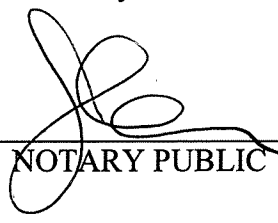
ACKNOWLEDGMENT

STATE OF NEVADA }
 CARSON CITY } ss.

On this 28th day of January, 2020, before me, the undersigned, a Notary Public, personally appeared BRUCE VOLPA and EVELYN VOLPA known to me to be the persons described herein, who executed the foregoing GRANT, BARGAIN, AND SALE DEED as Grantors, and who acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.





 NOTARY PUBLIC (SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-414-022
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust OK - KE</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

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 without consideration to or from a trust

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: [Signature] Capacity: Grantor

Signature: _____ Capacity: _____

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

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

Print Name: Bruce Volpa and Evelyn Volpa

Print Name: Bruce Allan Volpa and Evelyn Marie Volpa, Trustees,
Bruce Allan Volpa and Evelyn Marie Volpa Revocable Trust

Address: P.O. Box 103

Address: P.O. Box 103

City: Genoa

City: Genoa

State: NV Zip: 89411

State: NV Zip: 89411

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____

Address: 510 West Fourth St.

City: Carson City State: NV Zip: 89703