

A.P.N.: 1320-29-114-009
File No: 143-2593902 (mk)
R.P.T.T.: \$1,517.10

When Recorded Mail To: Mail Tax Statements To:
Bret Guariglia
994 Lilac Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

William P. Bowles, Successor Trustee of the Geoffrey R. Bowles Living Trust dated
February 18, 2016

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

Bret Guariglia, an unmarried man

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

**LOT 277, AS SET FORTH ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 3, A
PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 18, 1992, AS
DOCUMENT NO. 295672.**

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: 06/17/2020

William P. Bowles, Successor Trustee of the
Geoffrey R. Bowles Living Trust dated February
18, 2016

William P Bowles

William P. Bowles, Successor Trustee

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

This instrument was acknowledged before me on July 2nd 2020 by
William P. Bowles, Successor Trustee.

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 17, 2020** under Escrow No. **143-2593902**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-114-009
- 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: \$389,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$389,000.00
- d) Real Property Transfer Tax Due \$1,517.10

4. **If Exemption Claimed:**

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

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: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bowles Living Trust
 Address: 262 Loma Media Rd
 City: Santa Barbara
 State: CA Zip: 93103

Print Name: Bret Guariglia
 Address: 994 Lilac Court
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company File Number: 143-2593902 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)