

DOUGLAS COUNTY, NV

2020-949815

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/28/2020 10:52 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1220-17-501-020  
R.P.T.T.: \$0.00  
Escrow No.: 20004521-DC  
When Recorded Return To:  
Joseph Pecorilla  
997 Heavenly View Court  
Gardnerville, NV 89460

Mail Tax Statements to:  
Joseph Pecorilla  
997 Heavenly View Court  
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Joseph Angelo Pecorilla, Trustee of The Joseph A. Pecorilla 2011 Revocable Living Trust dated May 23, 2011**

do(es) hereby Grant, Bargain, Sell and Convey to

**Joseph Pecorilla, an unmarried man**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

That portion of the Northwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 1 of that certain Parcel Map #1019 for THE CLARK FAMILY TRUST, recorded in Book 796 at Page 4151, as Document No. 392836 of the Official Records of said Douglas County; thence Southerly along the Easterly line of said Parcel 1, S. 0°37'40" W., 213.25 feet; thence N. 89°32'00" W., 459.08 feet to a point on the Westerly line of said Parcel Map #1019; thence Northerly along said Westerly line, N. 0°32'20" E., 213.25 feet to the Northwesterly corner of said Parcel 1, said corner being on the Southerly right-of-way line of Centerville Lane (A.K.A. Nevada Highway 756); thence Easterly along said Southerly right-of-way line S. 89°32'00" E., 459.41 feet to the point of beginning.

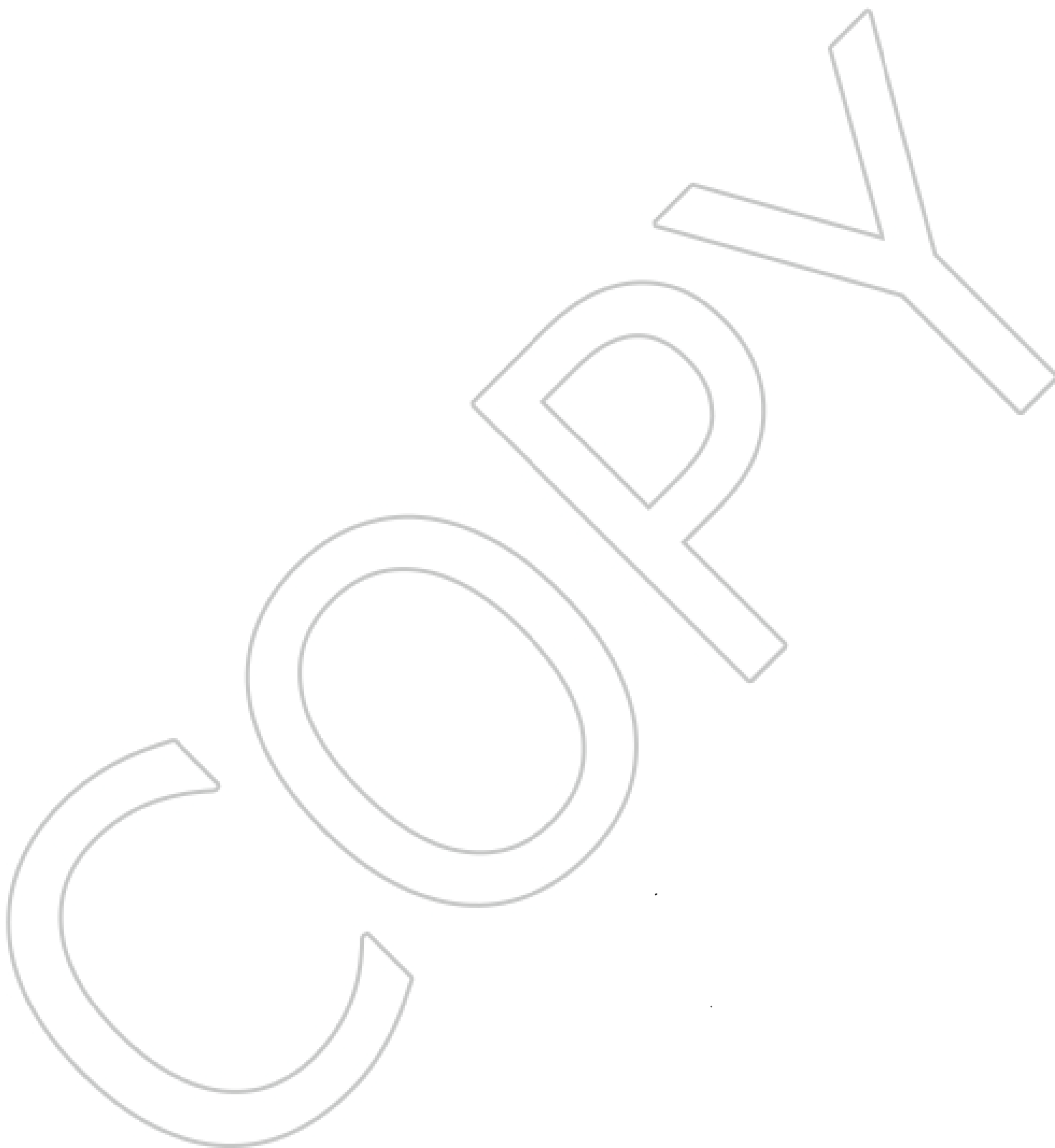
The above described parcel is shown as Parcel 1A on that certain Record of Survey in Support of a Boundary Line Adjustment for THE CLARK FAMILY TRUST and JEFFREY P. PISCIOTTA, recorded in Book 0301 at Page 1462, as Document No 509940 of the Official Records of said Douglas County.

Excepting therefrom that portion of said land lying within Heavenly View Court.

NOTE: The above metes and bounds description appeared previously in that certain document recorded August 6, 2013, in Book 813, Page 1720, as Instrument No. 828442, Official Records, Douglas County, Nevada.

APN: 1220-17-501-020

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Dated this 23 day of July, 2020.

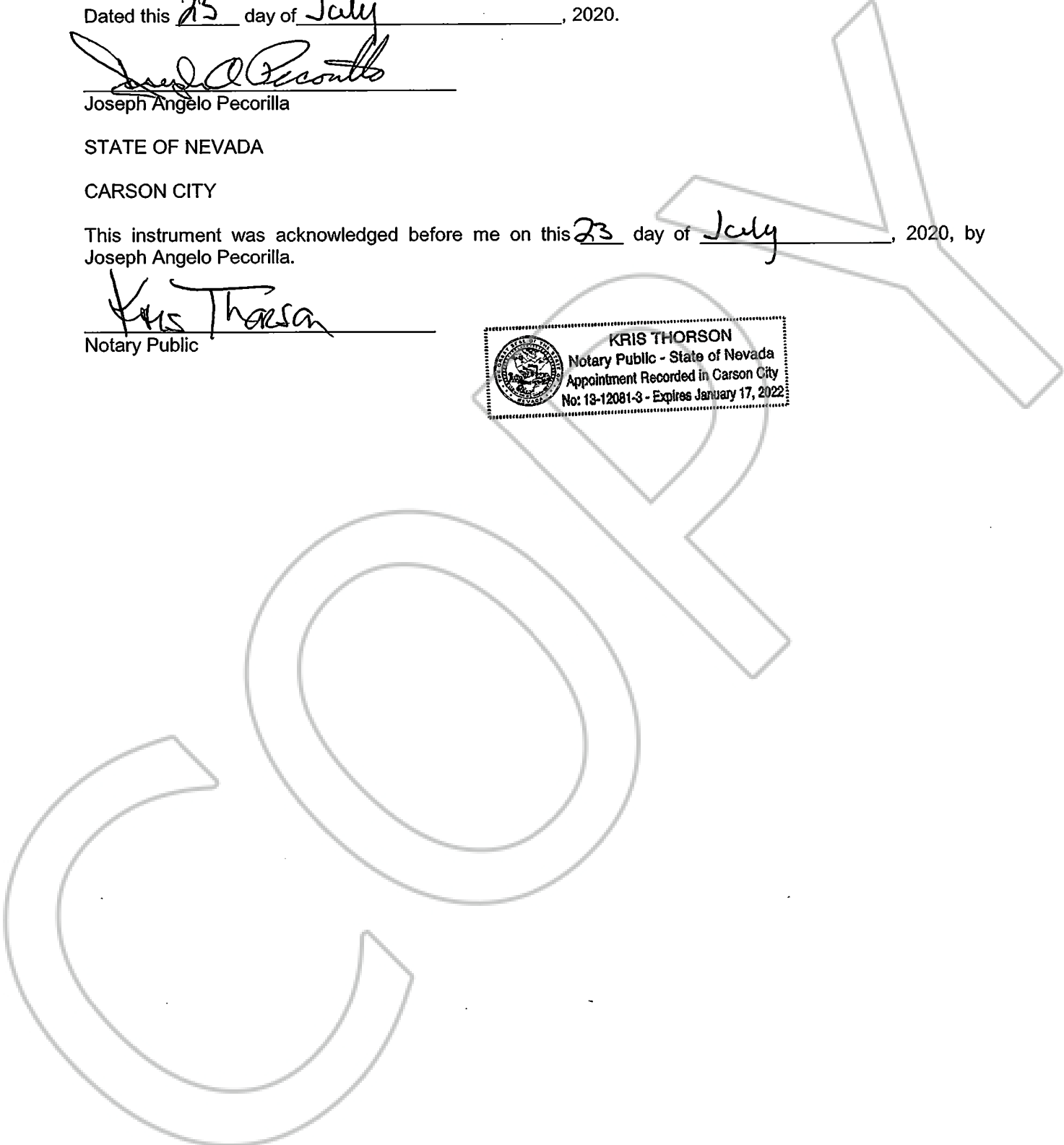
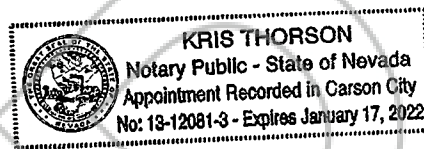
Joseph Angelo Pecorilla  
Joseph Angelo Pecorilla

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 23 day of July, 2020, by Joseph Angelo Pecorilla.

Kris Thorson  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-17-501-020  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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**  
 Document/Instrument No.: \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - JS

3. a. Total Value/Sale Price of Property: \$0  
 b. Deed in Lieu of Foreclosure Only (value of property) \$0  
 c. Transfer Tax Value: \$0  
 d. Real Property Transfer Tax Due: \$0

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transferring out of Trust w/o consideration  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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 Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Joseph Angelo Pecorilla, Trustee of The Joseph A. Pecorilla 2011 Revocable  
 Print Name: Living Trust dated May 23, 2011  
 Address: 997 Heavenly View Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Joseph Pecorilla, an unmarried man  
 Address: 997 Heavenly View Court  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 20004521-DC  
 Address: 896 W Nye Ln., Suite 104  
 City: Carson City State: NV Zip: 89703