

DOUGLAS COUNTY, NV
RPTT:\$2476.50 Rec:\$40.00
\$2,516.50 Pgs=3
08/07/2020 03:37 PM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1220-30-001-005

RPTT: \$2,476.50

Recording Requested By:

Western Title Company

Escrow No.: 116764-WLD

When Recorded Mail To:

William Whitney Johnson Jr.

2622 Baker Road

Placerville, CA 95667

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Daniel Joseph Piccinini, Trustee of the Daniel Piccinini Revocable Trust under Declaration of Trust dated November 7, 2016

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

William Whitney Johnson Jr., a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Parcel A-2 as set forth on that certain Parcel Map LDA 98-001 for David L. and Lisa Graham, filed for record in the office of the Douglas County Recorder, State of Nevada, on September 23, 1999 in Book 999 at Page 4504 as Document No. 477264 and that certain Certificate of Amendment filed for record in the office of the Douglas County Recorder, State of Nevada, on August 29, 2001 in Book 801 at Page 8333, as Document No. 521690, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/23/2020


The Daniel Piccinini Revocable Trust under Declaration of Trust dated November 7, 2016

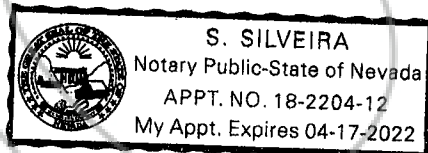


Daniel Joseph Piccinini, Trustee

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
7.28.2020

By Daniel Joseph Piccinini.



Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-30-001-005

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 ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$635,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$635,000.00
 Real Property Transfer Tax Due: \$2,476.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 _____ Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Daniel Joseph Piccinini, Trustee of the Daniel Piccinini Revocable Trust under Declaration of Trust dated November 7, 2016

Print Name: William Whitney Johnson Jr.

Address: PO Box 6969
City: Gardnerville
State: NV **Zip:** 89460

Address: 2622 Baker Road
City: Placerville
State: CA **Zip:** 95667

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

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 116764-WLD