

A.P.N.: 1320-30-710-008  
File No: 143-2597820 (mk)  
R.P.T.T.: \$1,084.20

When Recorded Mail To: Mail Tax Statements To:  
Thomas V. Dew & Denis V. Dew  
1678 North Highway 395 #7  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Stephanie J. Facchini, Trustee of the Stephanie J. Facchini Revocable Trust, u/a dated 4-13-2016

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

Thomas V. Dew, an unmarried man, as to an undivided 50% interest and Denis V. Dew, a married man as his sole and separate property, as to an undivided 50% interest as joint tenants with right of survivorship

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

**PARCEL ONE:**

**UNIT 7 AS SHOWN ON THE PLANNED DEVELOPMENT MAP PD 03-005 FOR MINDEN TOWN HOMES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 2, 2004 AS FILE NO. 603488.**

**PARCEL TWO:**

**AN UNDIVIDED 1/31ST INTEREST IN THE COMMON ELEMENTS SHOWN ON THE ABOVE MENTION PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINDEN TOWNHOMES, RECORDED NOVEMBER 5, 2003 IN BOOK 1103, PAGE 2081, DOCUMENT NO. 595951 AND IN THE AMENDED AND RESTATED DECLARATION RECORDED FEBRUARY 6, 2004 IN BOOK 204, PAGE 2633, DOCUMENT NO. 604005.**

**PARCEL THREE:**

**AN EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE LIMITED COMMON ELEMENTS APPURTENANT TO PARCEL ONE, DESCRIBED ABOVE, AS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE ABOVE MENTIONED DECLARATION AND AMENDED AND RESTATED DECLARATION.**

*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: 07/28/2020

COPY

Stephanie J. Facchini Trustee of the Stephanie  
J. Facchini Revocable Trust u/a dated 4/13/2016

Stephanie J. Facchini, Trustee  
Stephanie J. Facchini, Trustee

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

This instrument was acknowledged before me on 8.11.2020 by  
**Stephanie J. Facchini, Trustee.**

Emily Tobias  
Notary Public  
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 28, 2020** under Escrow No. **143-2597820**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-710-008  
 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: \$278,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$278,000.00  
 d) Real Property Transfer Tax Due \$1,084.20

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: [Handwritten Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Facchini Revocable Trust  
 Address: 11031 W. Minden Village Pk  
 City: Minden  
 State: NV Zip: 89423

Print Name: Thomas V. Dew and Denis V. Dew  
 Address: 1678 North Highway 395 #7  
 City: Minden  
 State: NV Zip: 89423

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2597820 mk/ et  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)