

WHEN RECORDED MAIL TO:  
Michael P. Niccoli  
Gwen Niccoli  
1052 Tybo Ct  
Gardnerville, NV 894101052 Tybo Court

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2005598-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-32-111-042  
R.P.T.T. \$1,117.35

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Debra Sue Belt and April Ann Martinez, Administrators with Will Annexed of the Estate of Willard A. Shay deceased by the Ninth Judicial Court of the State of Nevada, in and for the County of Douglas, in Case No. 2019-PB-00136

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael P. Niccoli and Gwen Niccoli, Husband and Wife, as Joint Tenants with Right of Survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Debra Sue Belt and April Ann Martinez,  
Administrators with Will Annexed of the  
Estate of Willard A. Shay deceased by  
the Ninth Judicial Court of the State of  
Nevada, in and for the County of  
Douglas, in Case No. 2019-PB-00136

Debra Sue Belt

Debra Sue Belt, Administrator

April Ann Martinez  
April Ann Martinez, Administrator

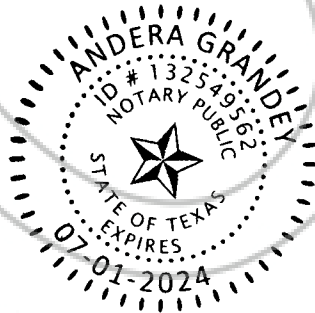
STATE OF Texas  
COUNTY OF Tarrant

} ss:

This instrument was acknowledged before me on, November 20<sup>th</sup> 2020  
by Debra Sue Belt and April Ann Martinez, Administrators with Will Annexed of the Estate of  
Willard A. Shay deceased by the Ninth Judicial Court of the State of Nevada, in and for the County  
of Douglas, in Case No. 2019-PB-00136

Andi Grandey  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02005598.



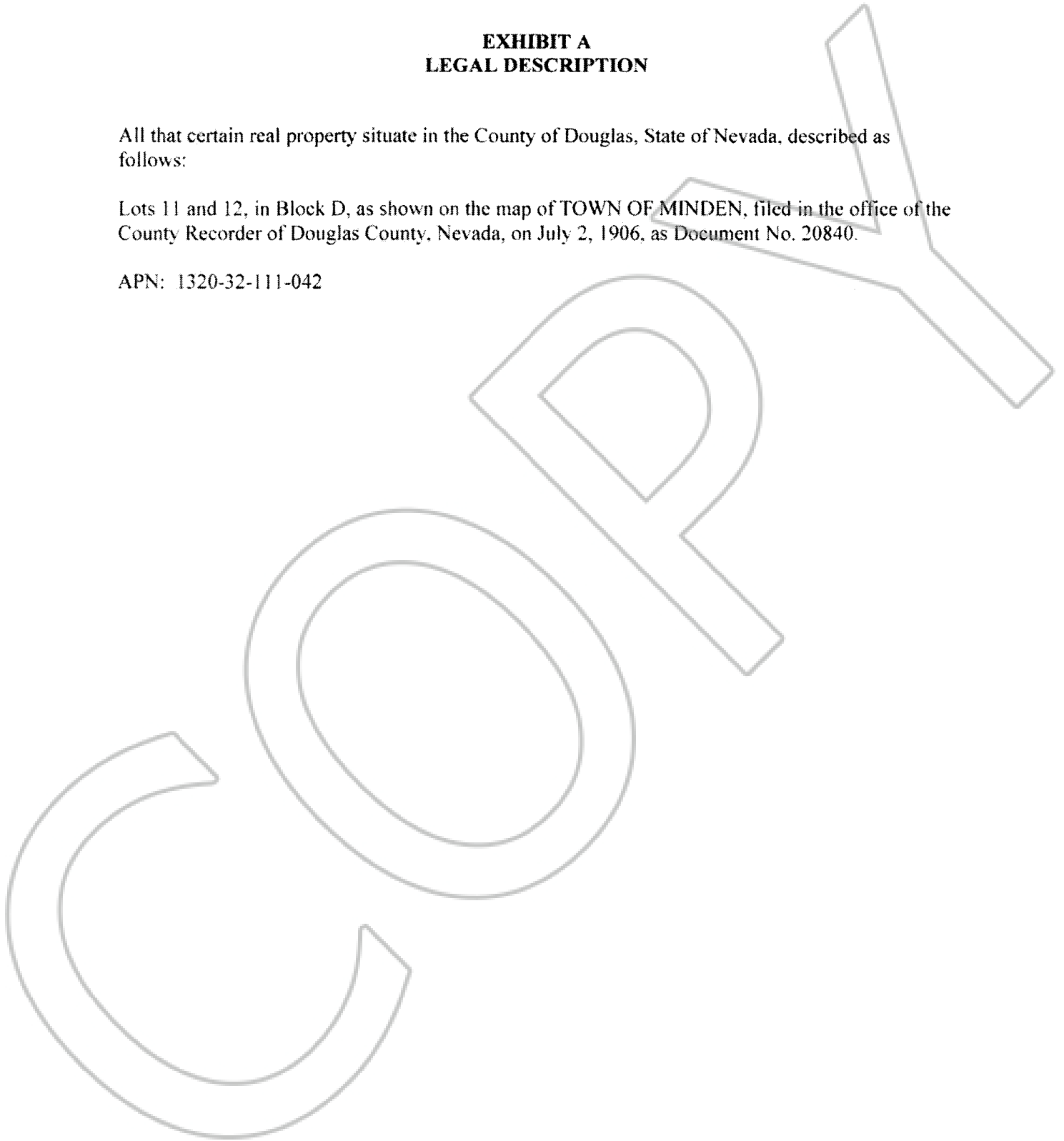
Escrow No. 2005598-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lots 11 and 12, in Block D, as shown on the map of TOWN OF MINDEN, filed in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

APN: 1320-32-111-042



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-32-111-042  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:	\$	<u>286,150.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	_____
c. Transfer Tax Value	\$	<u>286,150.00</u>
d. Real Property Transfer Tax Due:	\$	<u>1,117.35</u>

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Debra Sue Belt and April Ann Martinez, Administrators with Will Annexed of the Estate of Willard A. Shay deceased by the Ninth Judicial Court of the State of Nevada, in and for the County of Douglas, in Case No. 2019-PB-00136  
 Address: 5605 Westhaven Drive  
 City: Fort Worth  
 State: TX Zip: 76132

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael P. Niccoli and Gwen Niccoli  
 Address: 1052 Tybo Court  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005598-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED