

APN 1220-22-310-085

GRANTEES:

JOHN W. GOZZA, JR. and
CATHY JO GOZZA, Trustees
JC GOZZA FAMILY TRUST
672 Long Valley Road
Gardnerville, NV 89460

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

JOHN W. GOZZA, JR. and
CATHY JO GOZZA, Trustees
JC GOZZA FAMILY TRUST
672 Long Valley Road
Gardnerville, NV 89460

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



Cathy Jo Gozza

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 10th day of November, 2020, between CATHY JO GOZZA and JOHN W. GOZZA, JR., wife and husband as joint tenants with right of survivorship, as Grantors and Party of the First Part; and JOHN W. GOZZA JR., and CATHY JO GOZZA, Trustees, or their successor, under the JC GOZZA FAMILY TRUST dated November 10, 2020, and any amendments thereto, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

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


Lot 716, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

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


Commonly known as 672 Long Valley Road, Gardnerville, Nevada 89460; APN 1220-22-310-085.

Legal description from Grant Bargain Sale Deed recorded January 31, 2020, as Document No. 2020-941600.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



CATHY JO GOZZA
Grantor



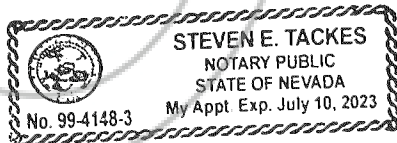
JOHN W. GOZZA, JR.
Grantor

ACKNOWLEDGMENT

STATE OF NEVADA }
CARSON CITY } ss.

On this 10th day of November, 2020, before me, the undersigned, a Notary Public, personally appeared CATHY JO GOZZA and JOHN W. GOZZA, JR., known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.





NOTARY PUBLIC (SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-22-310-085 _____
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Verified Trust - JS	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7 _____
- b. Explain Reason for Exemption: transfer without consideration to or from a trust

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: Cathy Jo Gozza Capacity: Grantor
Signature: _____ Capacity: _____

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

Print Name: Cathy Jo Gozza and John W. Gozza, Jr.
Address: 672 Long Valley Road
City: Gardnerville
State: NV Zip: 89460

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

Print Name: John W. Gozza, Jr., and Cathy Jo Gozza,
Trustees, JC Gozza Family Trust
Address: 672 Long Valley Road
City: Gardnerville
State: NV Zip: 89460

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
Address: 510 West Fourth St.
City: Carson City State: NV Zip: 89703