

DOUGLAS COUNTY, NV **2021-960006**  
RPTT:\$1312.35 Rec:\$40.00  
\$1,352.35 Pgs=2 **01/15/2021 08:40 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1220-21-810-253  
R.P.T.T.: \$1,312.35  
Escrow No.: 20012758-ES  
When Recorded Return To:  
Chianti, Inc, A Nevada Corporation  
1801 E. Williams St. #13  
Carson City, NV 89701

Mail Tax Statements to:  
Chianti, Inc, A Nevada Corporation  
1801 E. Williams St. #13  
Carson City, NV 89701

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Troy Aaron Modispacher and Amy Yvonne Modispacher, husband and wife as joint tenants**

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

**Chianti, Inc, A Nevada Corporation**

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

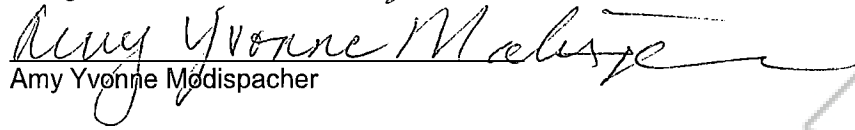
Lot 267, of Gardnerville Ranchos Subdivision #7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 27th, 1974, as Document No. 72456.

Assessors Parcel No.: 1220-21-810-253

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

Dated this 11<sup>th</sup> day of Jan, 2021.

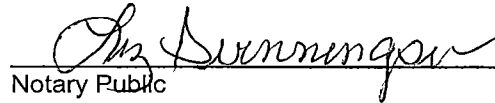
  
Troy Aaron Modispacher

  
Amy Yvonne Modispacher

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 11<sup>th</sup> day of Jan, 2021, by Troy Aaron Modispacher and Amy Yvonne Modispacher.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-810-253  
 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:	_____

3. a. Total Value/Sale Price of Property: \$336,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$336,500.00  
 d. Real Property Transfer Tax Due: \$1,312.35

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Troy Aaron Modispacher* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Troy Aaron Modispacher and Amy Yvonne Modispacher</u>	Print Name: <u>Chianti, Inc A Nevada Corporation</u>
Address: <u>619 Adaline Way</u>	Address: <u>1801 E. Williams St. #13</u>
City: <u>Gardnerville</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>Nevada</u> Zip: <u>89701</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20012758-ES  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703