

DOUGLAS COUNTY, NV **2021-960099**  
RPTT:\$1540.50 Rec:\$40.00  
\$1,580.50 Pgs=2 01/15/2021 03:11 PM  
STEWART TITLE COMPANY  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-16-610-088
<b>R.P.T.T.</b>	\$1,540.50
<b>File No.:</b>	1022598
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Sloane Niccoli	
1383 S Riverview Drive	
Gardnerville, NV 89460,	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard C Lallement and Cathleen A Lallement, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Sloane Niccoli, a single man and Michael P Niccoli and Gwendoline Niccoli, husband and wife, all as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 107, of GARDNERVILLE RANCHOS UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

APN: 1220-16-610-088

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 1/8/2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Richard C Lallement  
Richard C Lallement

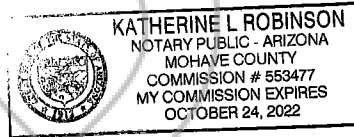
Cathleen A Lallement  
Cathleen A Lallement

State of Arizona )  
County of Mohave ) ss

This instrument was acknowledged before me on the 8<sup>th</sup> day of Jan, 2021  
By: Richard C Lallement and Cathleen A Lallement

Signature: Katherine L Robinson  
Notary Public

My Commission Expires: 10/24/2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-16-610-088  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 395,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 395,000.00  
 d. Real Property Transfer Tax Due                                    \$ 1,540.50

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 Richard C Lallement                      Capacity                      Grantor  
 Signature \_\_\_\_\_                      Capacity                      Grantee

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

Print Name: Richard C Lallement  
 Address: 3115 Star Dr  
 City: Lake Havasu City  
 State: AZ                      Zip: 86406

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

Print Name: Sloane Niccoli  
 Address: 1383 S River View Dr  
 City: Gardnerville  
 State: NV                      Zip: 89460

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

Print Name: Stewart Title Company                      Escrow # 1022598  
 Address: 10539 Professional Cir, Ste 102  
 City: Reno                      State: NV                      Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED