

APN#: 1420-31-000-004  
RPTT: \$6,240.00

DOUGLAS COUNTY, NV  
RPTT:\$6240.00 Rec:\$40.00  
\$6,280.00 Pgs=4  
01/22/2021 11:41 AM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 122625-SLA  
When Recorded Mail To:  
Thomas Andriacchi and Doreen  
Andriacchi, Trustees of The  
Andriacchi 2012 Irrevocable  
Trust  
P.O. Box 11396  
Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Sherry Ackermann Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Diane Phillips Ferree, Successor Trustee of the Ferree Living Trust, dated October 04, 2004

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Thomas Andriacchi and Doreen Andriacchi, Trustees of the The Andriacchi 2012 Irrevocable Trust

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 01/11/2021

The Ferree Living Trust dated October 4, 2004

Diane Phillips Ferree  
By: Diane Phillips Ferree, Successor Trustee

STATE OF Nevada

COUNTY OF Douglas

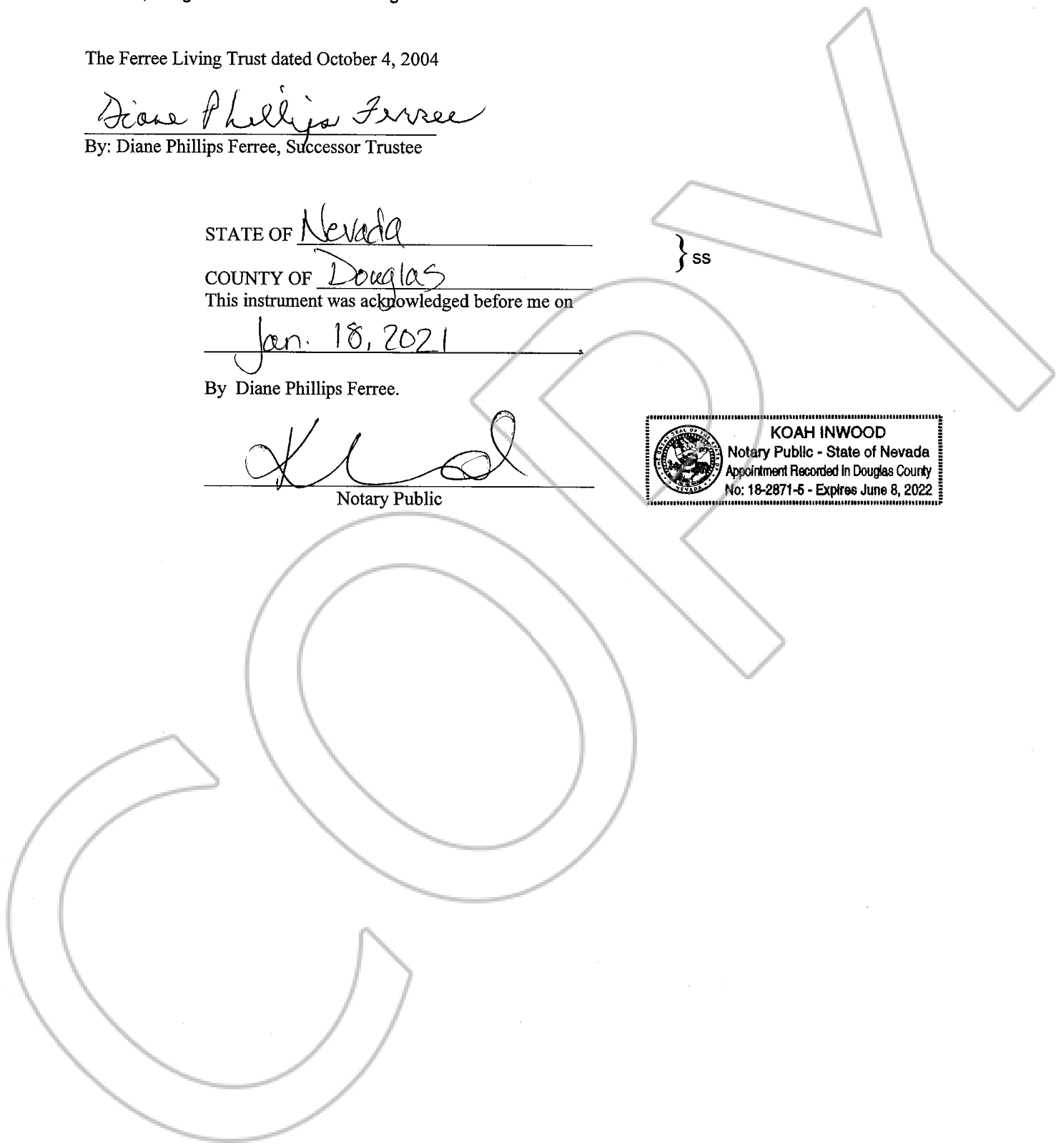
This instrument was acknowledged before me on  
Jan. 18, 2021

By Diane Phillips Ferree.

[Signature]  
Notary Public



} ss



**EXHIBIT "A"**

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

**Parcel 1:**

A parcel of land situated in and being portions of the Southwest 1/4 of Section 29, and the Northwest 1/4 of Section 32, and the Southeast 1/4 of Section 30, and the Northeast 1/4 of Section 31, in Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows, to-wit:

Commencing at the Section corner common to Sections 28, 29, 32 and 33 in Township 14 North, Range 20 East, M.D.B.&M.; thence North 89°24'38" West, a distance of 2,650.74 feet to a point; thence South 89°59'47" West, a distance of 2,613.71 feet to the True Point of Beginning; thence continuing South 89°59'47" West, a distance of 653.43 feet to a point; thence South 00°02'19" West, a distance of 1,333.37 feet to a point; thence North 89°59'47" East, a distance of 653.35 feet to a point; thence North 00°02'30" East, a distance of 1,333.37 feet to the Point of Beginning.

Said land more fully shown as Parcel 24B more fully set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas County, Nevada, on July 13, 1981 as Document No. 58149.

**Parcel 2:**

Together with a 60 foot appurtenant non-exclusive easement for access and utilities over and across those parcels of land situated in and being a portion of the Southeast 1/4 of Section 30 and South 1/2 of Section 29, in Township 14 North, Range 20 East, M.D.B.&M.; said 60 foot appurtenant non-exclusive easement lying 30 feet on each side of the following described centerline, to-wit:

Beginning at the Section corner common to Sections 28, 29, 32 and 33 in Township 14 North, Range 20 East, M.D.B.&M.; thence North 89°24'38" West, a distance of 2,650.74 feet to a point; thence South 89°59'47" West, a distance of 5,227.50 feet to the Easterly right of way line of U.S. Highway 395, to the Point of Termination,

Excepting therefrom the Northerly 30 feet of Parcel No. 1, here-in-above.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 18, 2004, as Document No. 629678 of Official Records.

**Assessor's Parcel Number(s):**  
1420-31-000-004

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-31-000-004

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$1,600,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$1,600,000.00  
 Real Property Transfer Tax Due: \$6,240.00

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 %

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 On Behalf Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Diane Phillips Ferree, Successor  
 Trustee Ferree Living Trust, dated October  
 04, 2004  
 Address: 3827 S. Carson Street #211  
 City: Carson City  
 State: NV Zip: 89701

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

Print Name: Thomas Andriacchi and Doreen  
 Andriacchi, Trustees of The Andriacchi  
 2012 Irrevocable Trust  
 Address: P.O. Box 11396  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 122625-SLA