

APN# : 1419-26-411-002  
RPTT: \$3,685.50

DOUGLAS COUNTY, NV  
RPTT:\$3685.50 Rec:\$40.00  
\$3,725.50 Pgs=5  
03/05/2021 01:45 PM  
ETRCO  
KAREN ELLISON, RECORDER

**Recording Requested By:**  
Western Title Company  
**Escrow No.: 124621-ARJ**

**When Recorded Mail To:**  
Ronald S. Niino  
Sandra G. Niino  
27459 Vista Del Toro Place  
Salinas, CA 93908

**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 \_\_\_\_\_

Anu Jansse

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,

Maria L. Attanasio, an unmarried woman and David H. Sandman, an unmarried man who acquired title as Maria L. Attanasio, a widow and David H. Sandman, a widower, as joint tenants

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

Ronald S. Niino and Sandra G. Niino, husband and wife as joint tenants with right of survivorship

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

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

Lot 34, Block D, as set forth on the Final Subdivision Map, a Planned Unit Development, PD 05-001 for MONTANA PHASE 2A AND 2B, filed in the office of the Douglas County Recorder, State of Nevada, on December 12, 2006, in Book 1206, at Page 3576, as Document No. 690467, Official Records.

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

Dated: 03/02/2021

*Maria L. Attanasio*  
Maria L. Attanasio

THIS DOCUMENT IS EXECUTED IN COUNTERPART

\_\_\_\_\_  
David H. Sandman

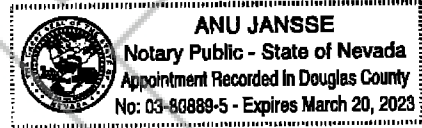
STATE OF Nevada } ss

COUNTY OF Douglas }

This instrument was acknowledged before me on

3/3/21

By Maria L. Attanasio.



*[Signature]*  
\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_ }

This instrument was acknowledged before me on

\_\_\_\_\_

By David H. Sandman.

\_\_\_\_\_  
Notary Public

THIS DOCUMENT IS EXECUTED IN COUNTERPART

\_\_\_\_\_  
Maria L. Attanasio

*David H. Sandman*  
\_\_\_\_\_  
David H. Sandman

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Maria L. Attanasio.

\_\_\_\_\_  
Notary Public

} ss

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By David H. Sandman.

*Notarized*  
*Document Attached*  
\_\_\_\_\_  
Notary Public

} ss

*Notarized*  
*Document Attached*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Placer )

On MAR 02 2021 before me, Tracy R. Vineyard, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_

David H. Sandman

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_

Tracy R. Vineyard  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain And Sale Deed

Document Date: 03/01/2021 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1419-26-411-002

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: \$945,000.00  
 Deed in Lieu of Foreclosure Only(value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$945,000.00  
 Real Property Transfer Tax Due: \$3,685.50

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

5. Partial Interest: Percentage being transferred: 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 375.038, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Maria L. Attanasio and David H. Sandman  
 Address: 2791 Voight Canyon Drive  
 City: Genoa  
 State: NV Zip: 89411

Print Name: Ronald S. Niino and Sandra G. Niino  
 Address: 27459 Vista Del Toro Place  
 City: Salinas  
 State: CA Zip: 93908

**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. #: 124621-ARJ