

A.P.N.: 1320-26-001-050
File No: 143-2617070 (mk)
R.P.T.T.: \$1,189.50

When Recorded Mail To: Mail Tax Statements To:
Richard M. Colenzo and Kimberly S. Colenzo
7105 E. Hurlbut Ave
Sebastopol, CA 95472

GRANT, BARGAIN and SALE DEED

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

Steven Wayne Huntsinger and Christine Alice Huntsinger, Trustees of the Steven Wayne Huntsinger and Christine Alice Huntsinger Family Trust created on October 9, 2001

do(es) hereby *GRANT, BARGAIN and SELL* to

Richard M. Colenzo and Kimberly S. Colenzo, as Trustees of The Richard M. Colenzo and Kimberly S. Colenzo 2019 Trust (Created by declaration of trust dated October 17, 2019)

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

PARCEL 1 OF PARCEL MAP LDA 08-055 FOR STEVEN WAYNE HUNTSINGER AND CHRISTINE ALICE HUNTSINGER FAMILY TRUST RECORDED JULY 13, 2009 IN BOOK 0709, PAGE 2773 AS DOCUMENT NO. 747042 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, BEING A DIVISION OF PARCEL D-1-C1 SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THE STEVEN WAYNE HUNTSINGER AND CHRISTINE ALICE HUNTSINGER FAMILY TRUST, RECORDED IN BOOK 209 AT PAGE 580 AS DOCUMENT NO. 737014, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, BEING LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Steven Wayne Huntsinger and Christine Alice
Huntsinger, Trustees of the Steven Wayne
Huntsinger and Christine Alice Huntsinger Family
Trust created on October 9, 2001

Steven Wayne Huntsinger Trustee
Steven Wayne Huntsinger, Trustee

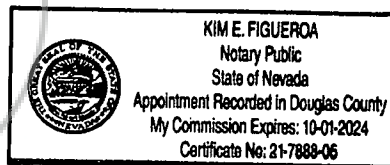
Christine Alice Huntsinger Trustee
Christine Alice Huntsinger, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on March 10, 2021 by
Steven Wayne Huntsinger and Christine Alice Huntsinger, Trustees.

[Signature]

Notary Public
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2617070.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-26-001-050
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$305,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$305,000.00
 d) Real Property Transfer Tax Due \$1,189.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

The Huntsinger Family Trust
 Print Name: created on October 9, 2001
 Address: 1780 Ranger Lane
 City: minden
 State: NV Zip: 89423

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

Richard M. Colenzo and
 Print Name: Kimberly S. Colenzo
 Address: 7105 E. Hurlbut Ave
 City: Sebastopol
 State: CA Zip: 95472

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

First American Title Insurance
 Print Name: Company File Number: 143-2617070 mk/ kf
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)