

RECORDING REQUESTED BY
BREEN LAW FIRM, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

BREEN LAW FIRM, PC
330 Tres Pinos Road, Suite F8-4
Hollister, CA 95023



KAREN ELLISON, RECORDER E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

A.P.N. 1319-19-802-004

The Undersigned grantor(s) declare(s) DOCUMENTARY TRANSFER TAX \$ 0.00 – Exempt
Per Rev. & Tax. Code §11911 (Bona Fide Gift)

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale.
- Unincorporated area

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Vincent Robert Brigantino, a married man as his sole and separate property, as to an undivided 1/3 interest, hereby remises, releases and grants to


Vincent Brigantino and Denise Brigantino, husband and wife,

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

See Exhibit A attached hereto

Commonly known as 235 Tramway Dagget Station

Dated: April 19, 2021



Vincent Robert Brigantino

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

ALL THAT PORTION OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. &M.; AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FOR ELORAC, INC., DOCUMENT NO. 223262, AS APN 11-232-44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID APN 11-232-44, THE POINT OF BEGINNING;
THENCE NORTH 67°33'58" EAST, 201.52 FEET;
THENCE NORTH 22°26'02" WEST 1.60 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, DELTA OF 49°19'57" AND AN ARC LENGTH OF 318.58 FEET;
THENCE SOUTH 63°17'43" WEST 252.38 FEET;
THENCE NORTH 32°13'42" WEST 49.00 FEET;
THENCE SOUTH 50°08'00" WEST 101.65 FEET;
THENCE SOUTH 43°28'18" WEST 83.96 FEET;
THENCE NORTH 53°50'55" WEST 3.20 FEET;
THENCE ALONG AT AN GENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, DELTA OF 20°12'18" AND AN ARC LENGTH OF 77.58 FEET;
THENCE NORTH 33°38'38" WEST, 91.73 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 17, 1990 IN BOOK 590, PAGE 2586, AS DOCUMENT NO. 226195.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1999 IN BOOK 399, PAGE 145 AS DOCUMENT NO. 462217.

1319-19-802-004

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-19-802-004
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ 0.00</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5 without consideration
- b. Explain Reason for Exemption: Transfer from husband to husband and wife

5. Partial Interest: Percentage being transferred: 33.33 %

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 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]* Capacity attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Vincent Robert Brigantino
 Address: 6430 Vineyard Estates Drive
 City: Hollister
 State: Ca Zip: 95023

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Vincent and Denise Brigantino
 Address: 6430 Vineyard Estates Drive
 City: Hollister
 State: Ca Zip: 95023

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Christine O. Breen, Breen Law Firm Escrow # _____
 Address: 330 Tres Pinos Road, suite F8-4
 City: Hollister State: Ca Zip: 95023