RECORDING REQUESTED BY BREEN LAW FIRM, PC

DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

2021-966085

04/23/2021 10:37 AM

Pgs=4

BREEN LAW FIRM



KAREN ELLISON, RECORDER

E05

BREEN LAW FIRM, PC

AND WHEN RECORDED MAIL DOCUMENT TO:

330 Tres Pinos Road, Suite F8-4 Hollister, CA 95023

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 NORTII 22°26'02" WEST 1.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HA VINO 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 HA VINO 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

ACKNOWLEDGMENT

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 San Benito)

On April 19, 2021, before me, Elizabeth J. Blacker, a Notary Public, personally appeared Vincent Robert Brigantino, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

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ELIZABETH J. BŁACKER
Notary Public - California
San Benito County
Commission # 2262791
My Comm. Expires Oct 15, 2022

Elizabeth I Blacker

My commission expires on: October 15, 2022

STATE OF NEVADA DECLARATION OF VALUE

1 Assessor	Paraal Number (s	.1			()	
a) 1319-19-80	Parcel Number (s 2-004	· <i>)</i>			\ '	
<i>'</i> —		_			\	\
					\	\
d)					\	\
				Processing		\
2. Type of Pr	operty:			FOR RECORDERS	OPTIONAL USE ONLY	r \
a)	Vacant Land	b) 🗀	Single Fam Res.	Notes:		\
0) 🔲	Condo/Twnhse	d) 🗀	2-4 Plex Comm'l/Ind'l			\
e) g)	Apt. Bldg. Agricultural	f)	Mobile Home			
i) 🗀	Other	", "		1		1
· <u> </u>						1
3. Total Value	ue/Sales Price o	of Property:	\$0	0.00	1	7000
Deed in Lie	eu of Foreclosure	Only (value o		0.00		1
Transfer Ta	ax Value:		\$0	0.00		
Real Prope	rty Transfer Tax D	ue:	\$0	0.00		
						-
4. If Exempti				\ /	/	
	fer Tax Exemption,		090, Section <u>:5</u>	without coi	nsideration	
	n Reason for Exem					
<u>ranster</u>	from husband to hus	sband and wife	The same of the sa	\ 		
5 Portial Inte	erest: Percentag	na haina tran	eformed: 33	33 %		
J. Fartiar inte	siest. I elcelita	je bellig tial	13161160. 0 <u>0.</u>	00 /0		
The undersigne	d declares and ack	nowledges, ur	nder penalty of r	eriury, pursuant	to NRS 375.060	
	10, that the informa					
	be supported by do					
	. Furthermore, the					
of additional tax	due, may result in	a penalty of 1	0% of the tax du	ie plus interest at	: 1% per month.	
Pursuant to N	IRS 375.030, the	Buyer and S	eller shall be j	ointly and seve	erally liable for an	ıy
additional am	ount owed.		/	/		
Signature	MART	May	/	Capacity_a	ttornev	
Signature_						
	U			oupuoity_		
SELLER (GI	RANTOR) INFO	PMATION	BUYER /	GRANTEE\ II	NFORMATION	
	EQUIRED)	MIMATION		(REQUIRED)	MI OKIMATION	
Print Name:	Vincent Robert Bri	gantino	Print Nan	ne: Vincent and D	enise Brigantino	
Address:	6430 Vineyard Est		•	6430 Vineyard Es		
City:	Hollister)	City:	Hollister		
State:	Ca Zip:	95023	State:	Ca Zip:	95023	
V						
COMPANY/	PERSON REQ	JESTING F	RECORDING	i		
	OT THE SELLER OR BU					
Print Name:	Christine O. Breen		m	Escrow #		
Address:	330 Tres Pinos Ro				-	
City: Hollister			State: Ca	Zip:	95023	