

DOUGLAS COUNTY, NV **2021-966432**
RPTT:\$1306.50 Rec:\$40.00
\$1,346.50 Pgs=5 **04/28/2021 12:49 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jeffrey J. Williams Jr. and Janelle L. Williams,
Trustees of the Williams Family Trust dated October
18, 2006
PO Box 24174
San Jose, Ca 95154

MAIL TAX STATEMENTS TO:
Jeffrey J. Williams Jr. and Janelle L. Williams,
Trustees of the Williams Family Trust dated October
18, 2006
PO Box 24174
San Jose, Ca 95154

Escrow No. 2102494-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1419-26-610-024
R.P.T.T. \$1,306.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Steve Scialabba , a widower

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Jeffrey J. Williams Jr. and Janelle L. Williams, Trustees of the
Williams Family Trust dated October 18, 2006

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Steve Scialabba
Steve Scialabba

California Deed
STATE OF ~~NEVADA~~ *Santa Clara*
COUNTY OF ~~DOUGLAS~~

} ss:

This instrument was acknowledged before me on, April 23 2021
by Steve Scialabba

David M. Jolles
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02102494.



CALIFORNIA 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 Santa Clara }

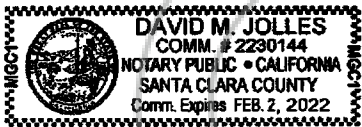
On April 23 2021 before me, David M Jolles, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Steve Scialabba
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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]

Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

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: _____

Escrow No. 2102494-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 45 in Block C , as set forth on Final Subdivision Map, Planned Unit Development PD 05-001, Summit Ridge at Genoa Lakes Golf Resort Phase 3A, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on September 12, 2007, in Book 907, Page 2074, as Document No. 709043, Official Records.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, in Book 298, Page 4658, as Document No. 433367, Official Records.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 204, Page 954, as Document No. 603680, Official Records.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, Official Records.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, in Book 1296, Page 4911, as Document No. 403934, Official Records.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6)", executed by Ronald L. Simek, recorded on February 3, 2004, in Book 204, Page 862, as Document No. 603676, Official Records.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 305, Page 14366, as Document No. 640526, Official Records.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 506, Page 168, as Document No. 673811, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 706, Page 8118, as Document No. 680413, Official Records.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records.

APN: 1419-26-610-024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-26-610-024
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 335,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 335,000.00
 d. Real Property Transfer Tax Due: \$ 1,306.50

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

5. Partial Interest: Percentage being transferred: _____ %

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 Steve Scialabba Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Steve Scialabba
 Address: 12878 Arroyo De Arguello
 City: Saratoga
 State: CA Zip: 95070

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jeffrey J. Williams Jr. and Janelle L. Williams, Trustees of the Williams Family Trust dated October 18, 2006
 Address: PO BOX 24174
 City: San Jose
 State: CA Zip: 95154

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102494-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED