

A.P.N. 1420-08-611-007

When recorded mail and  
mail tax statements to:

The Lopiccolo Family Trust  
3558 Long Drive  
Minden, Nevada 89423

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is made and entered into this 5 day of May, 2021,  
by and between RICHARD A. LOPICCOLO and NAOMI J. LOPICCOLO, Husband and  
Wife as Joint Tenants, with Right of Survivorship, of Douglas County, Nevada as  
Grantors, and RICHARD LOPICCOLO and NAOMI LOPICCOLO as Settlers and  
Trustees of THE LOPICCOLO FAMILY TRUST, dated the 5th day of May, 2021,  
Grantees.

The Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00),  
lawful money of the United States of America, to them in turn paid by Grantees, and  
other good and valuable consideration, the receipt whereof is hereby acknowledged, do  
by these presents grant, bargain and sell unto Grantees, and to their heirs, successors  
and assigns forever, all of their interest in that certain lot, piece or parcel of land situate,  
lying and being in the City of Minden, County of Douglas, State of Nevada, and more  
particularly described as follows:

Lot 712, as set forth on Final Map LDA #99-054-7 for SUNRIDGE  
HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the  
office of the Douglas County Recorder on June 6, 2005, in Book 0605,  
Page 1632, as Document No. 646054.

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Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold the said premises, together with the appurtenances, unto Grantees, and to their heirs, successors and assigns forever.


IN WITNESS WHEREOF, Grantors have executed this conveyance the day and year first above written.

  
\_\_\_\_\_  
RICHARD A. LOPICCOLO

  
\_\_\_\_\_  
NAOMI J. LOPICCOLO

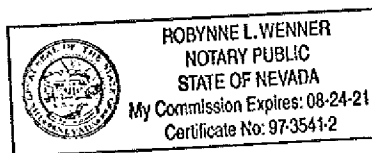
STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF WASHOE    )

On this 5<sup>TH</sup> day of MAY, 2021, personally appeared before me, a Notary Public, RICHARD A. LOPICCOLO and NAOMI J. LOPICCOLO, known to me to be the persons named in the above instrument, who acknowledged to me that they executed the same for the intents and purposes therein mentioned.

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

Requested by:

Richard C. Blower  
Attorney at Law  
2235 Green Vista Drive  
Suite 309  
Sparks, Nevada 89431  
(775) 674-3363



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1420-08-611-007
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" 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 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:	_____
	trust cert ok - ke

**3. Total Value/Sales Price of Property:**

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: \_\_\_\_\_  
 A transfer of title to or from a trust without consideration upon submission of a certificate of trust.

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 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 Richard Blower Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Richard and Naomi Lopiccoco  
 Address: 3558 Long Drive  
 City: Minden  
 State: Nevada Zip: 89423

(REQUIRED)  
 Print Name: The Lopiccoco Family Trust  
 Address: 3558 Long Drive  
 City: Minden  
 State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Law Office of Richard Blower Escrow # \_\_\_\_\_  
 Address: 2235 Green Vista Drive, Suite 309  
 City: Sparks, State: Nevada Zip: 89431