

A.P.N.: 1321-32-002-040
File No: 143-2623772 (mk)
R.P.T.T.: \$1,076.40

DOUGLAS COUNTY, NV
RPTT:\$1076.40 Rec:\$40.00
\$1,116.40 Pgs=3
06/04/2021 12:46 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Gino Troiano and Maureen Troiano
27632 LEANNA LANE
TRACY, CA 95304

GRANT, BARGAIN and SALE DEED

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

Mid Town Ventures, LLC, a Nevada limited liability company

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

Gino Troiano and Maureen Troiano, husband and wife as community property with right of survivorship

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

LOT 7, AS SHOWN ON THE FINAL SUBDIVISION MAP LDA 17-027 HUNTERS POINT RECORDED OCTOBER 23, 2019 IN BOOK N/A AS INSTRUMENT NO. 2019-937065 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

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.

Mid Town Ventures, LLC., a Nevada limited liability company

By: The C & R DeCarlo 1993 Trust, its member,

By: Ricky Paul DeCarlo

Name: Ricky Paul DeCarlo

Title: Trustee

The Quails Nest Trust , 1999 its member

By: William W. Nichols

Name: William W. Nichols, Trustee

Title: Trustee

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

This instrument was acknowledged before me on 5-10-21 by
Mid Town Ventures LLC by William W. Nichols, trustee & Ricky Paul DeCarlo
-trustee

Mary Kesh
Notary Public

(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2623772.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1321-32-002-040
- 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: \$275,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$275,900.00
- d) Real Property Transfer Tax Due \$1,076.40

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: agent
Capacity: _____

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

Mid Town Ventures, LLC., a
Print Name: Nevada limited liability company
Address: 220 Sheridan Creek Court
City: Gardnerville
State: NV Zip: 89460

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

Gino Troiano and Maureen
Print Name: Troiano
Address: 27632 LEANNA LANE
City: TRACY
State: CA Zip: 95304

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

First American Title Insurance
Print Name: Company File Number: 143-2623772 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)