

DOUGLAS COUNTY, NV **2021-969385**  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=3 **06/21/2021 10:58 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

|                                |                      |
|--------------------------------|----------------------|
| <b>A.P.N. No.:</b>             | 1220-11-001-038      |
| <b>R.P.T.T.</b>                | \$2,535.00           |
| <b>File No.:</b>               | 1245132 WLD          |
| <b>Recording Requested By:</b> |                      |
| Stewart Title Company          |                      |
| <b>Mail Tax Statements To:</b> | <i>Same as below</i> |
| <b>When Recorded Mail To:</b>  |                      |
| Quinn L. Pence                 |                      |
| P.O. Box 1942                  |                      |
| Minden, NV 89423               |                      |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Michael Joseph Buffo, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Quinn L. Pence, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

Dated: June 9, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

*[Handwritten Signature]*

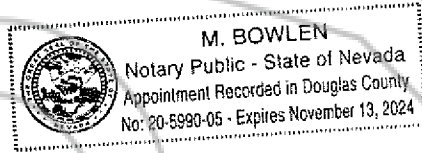
Michael Joseph Buffo

State of Nevada )

County of Douglas ) ss

This instrument was acknowledged before me on the 10 day of June, 2021  
By: Michael Joseph Buffo

Signature: *[Handwritten Signature]*  
Notary Public



*[Large diagonal watermark reading 'COPY']*

## EXHIBIT "A" LEGAL DESCRIPTION

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

A PARCEL OF LAND WITHIN THE NE 1/4 OF SECTION 11, T. 12N., R. 20E., M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE E 1/4 CORNER OF SECTION 11, T. 12N., R. 20E., M.D.B & M.; THENCE N2°04'45"W A DISTANCE OF 1,032.81 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 8703 WHICH IS THE TRUE POINT OF BEGINNING; THENCE N00°08'00" E A DISTANCE OF 145.51 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE N89°49'22"W A DISTANCE OF 346.94 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S00°06'42"W A DISTANCE OF 132.71 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S89° 51'30"E A DISTANCE OF 47.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S00°06'42"W A DISTANCE OF 13.05 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 8703; THENCE S89°52'00" E A DISTANCE OF 299.89 FEET TO THE TRUE POINT OF BEGINNING  
THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE NORTHERLY LINE OF APN 23-211-112 AS PER THE RECORD OF SURVEY FOR NICHOLAS A. AND MARGOT ZINELIS, DOCUMENT #395032, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA, SAID LINE BEARS N89°52'00"W.

NOTE: The above metes and bounds description appeared previously in that certain Gant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 30, 2014, as Document No. 843483, in Book 514, Page 5941, of Official records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-11-001-038  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 650,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 650,000.00  
 d. Real Property Transfer Tax Due      \$ 2,535.00

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 M Bawlen Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Michael Joseph Buffo  
 Address: 115 Lower Colony Road  
 City: Wellington  
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Quinn L. Pence  
 Address: P.O. Box 1942  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1245132 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED