DOUGLAS COUNTY, NV

2021-972381

RPTT:\$0.00 Rec:\$40.00 \$40.00

Pgs=3

08/12/2021 10:07 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

E07

This document does not contain a social security number.

APN: 1320-30-512-017

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO:/GRANTEE:

FRANCIS J. D'AURIA and COLLEEN D'AURIA, Trustees D'AURIA LIVING TRUST 1778 Bella Casa Drive Minden, NV 89423

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

FRANCIS J. D'AURIA and COLLEEN D'AURIA also known as COLLEEN M. D'AURIA, Trustees of the COLLEEN M. D'AURIA 1999 REVOCABLE TRUST,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

FRANCIS J. D'AURIA and COLLEEN D'AURIA, Trustees, or their successors in interest, of the D'AURIA LIVING TRUST dated August 10, 2021, and any amendments thereto.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

It is the intent of FRANCIS J. D'AURIA and COLLEEN D'AURIA, husband and wife, and Trustors of the Grantee trust identified above, to own the interest in real property described in Exhibit "A" in the trust as their community property.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 10th day of August, 2021.

FRANCIS J. D'AURIA, Trustee

COLLEEN D'AURIA, Trustee

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 10th day of August 2021, by FRANCIS J. D'AURIA and COLLEEN D'AURIA.

Notary Public



EXHIBIT "A"

Legal Description:

LOT 17 IN BLOCK B AS SET FORTH ON FINAL MAP LDA 16-001 & PD 02-004-2 FOR LA COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 901410, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN: 1320-30-512-017

Property Address: 1778 Bella Casa Drive, Minden, NV 89423



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	^
a) 1320-30-512-017	
b)	()
d)	\ \
<u> </u>	\ \
2. Type of Property:	\ \
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \
a) Vacant Land b) Single Fam.	Res
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'	I BOOK PAGE
g) Agricultural h) Mobile Hom	DATE OF RECORDING:
i) U Other	NOTES:Trust OK BC
	Tust ON DC
3. Total Value/Sales Price of Property:	
Deed in Lieu of Foreclosure Only (value of proper	tv)
Transfer Tax Value:	\$0.00
Real Property Transfer Tax Due:	s0.00
4 100	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09 b. Explain Reason for Exemption: A transfer	0, Section #
o. Explain Reason for Exemption: A transfe	er to/from a trust, made without consideration.
5. Partial Interest: Percentage being transferred:	100.00
referringe being transferred.	100 %
The undersigned declares and acknowledges, under	er penalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to	o the best of their information and belief, and can be
supported by documentation if called upon to subs	tantiate the information provided herein. Furthermore, the
Parties agree that disquowance of any civimen eye	MIDITAL OF Other determination of 1 Profit 1
result in a penalty of 10% of the tax due plus interes	est at 1% per month
\ \	\ \
Pursuant to NRS 375.030, the Buyer and Seller shall be j	ointly and severally liable for any additional amount owed.
Signature Trancis S. Maria	- wateronar amount owed.
Signature Francis J. 1 Viura	Capacity Grantor
Signature Collegy Davie	/ /
signature olden wang	Capacity Grantor
SELLER (GRANTOR) INFORMATION	DI IVED (CD (STEER)
(REQUIRED)	BUYER (GRANTEE) INFORMATION
Francis J. D'Auria & Colleen D'Auria, Trustees	(REQUIRED)
Print Name: Colleen M. D'Auria 1999 Revocable Trust	Francis J. D'Auria & Colleen M. D'Auria, Trustees Print Name: D'Auria Living Trust
Address: 1778 Bella Casa Drive	Address: 1778 Bella Casa Drive
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423
COMP IN THE PARTY OF THE PARTY	Z.Ip. 03423
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
(required if not the seller or buyer) Print Name: Anderson, Dorn & Rader, Ltd.	Escrow #
(required if not the seller or buyer) Print Name: Anderson, Dorn & Rader, Ltd. Address: 500 Damonte Ranch Pkwy, Suite 860	
(required if not the seller or buyer) Print Name: Anderson, Dorn & Rader, Ltd. Address: 500 Damonte Ranch Pkwy, Suite 860 City: Reno State: N	