

DOUGLAS COUNTY, NV **2021-973309**  
RPTT:\$12850.50 Rec:\$40.00  
\$12,890.50 Pgs=4 **08/30/2021 02:31 PM**  
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Gene R. Carano, Trustee  
1590 Boulder Field Way  
Reno, NV 89511

MAIL TAX STATEMENTS TO:  
Gene R. Carano, Trustee  
1590 Boulder Field Way  
Reno, NV 89511

Escrow No. 2104636-SLP

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.: 1418-11-412-005  
R.P.T.T. \$12,850.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Reuben Thomas Vann and Gina Leann Gottsch, husband and wife who erroneously acquired title as wife and husband as joint tenants with right of survivorship FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Gene R. Carano, Trustee of The Gene Carano Family Trust dated April 8, 2021

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.

Signature and notary acknowledgement on page two.

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART ALL OF WHICH SHALL CONSTITUTE ONE ORIGINAL DOCUMENT**

  
Reuben Thomas Vann

SIGNED IN COUNTERPART

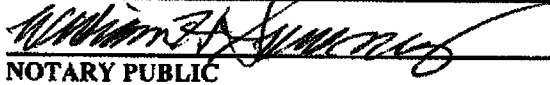
  
Gina Leann Gottsch

STATE OF NEVADA  
COUNTY OF DOUGLAS

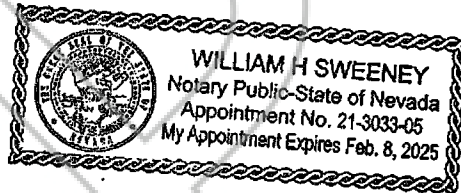
} ss:

This instrument was acknowledged before me on ,  
by Reuben Thomas Vann and Gina Leann Gottsch

AUGUST 24, 2021

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02194636.



SIGNED IN COUNTERPART  
Reuben Thomas Vann

Gina Leann Gottsch  
Gina Leann Gottsch

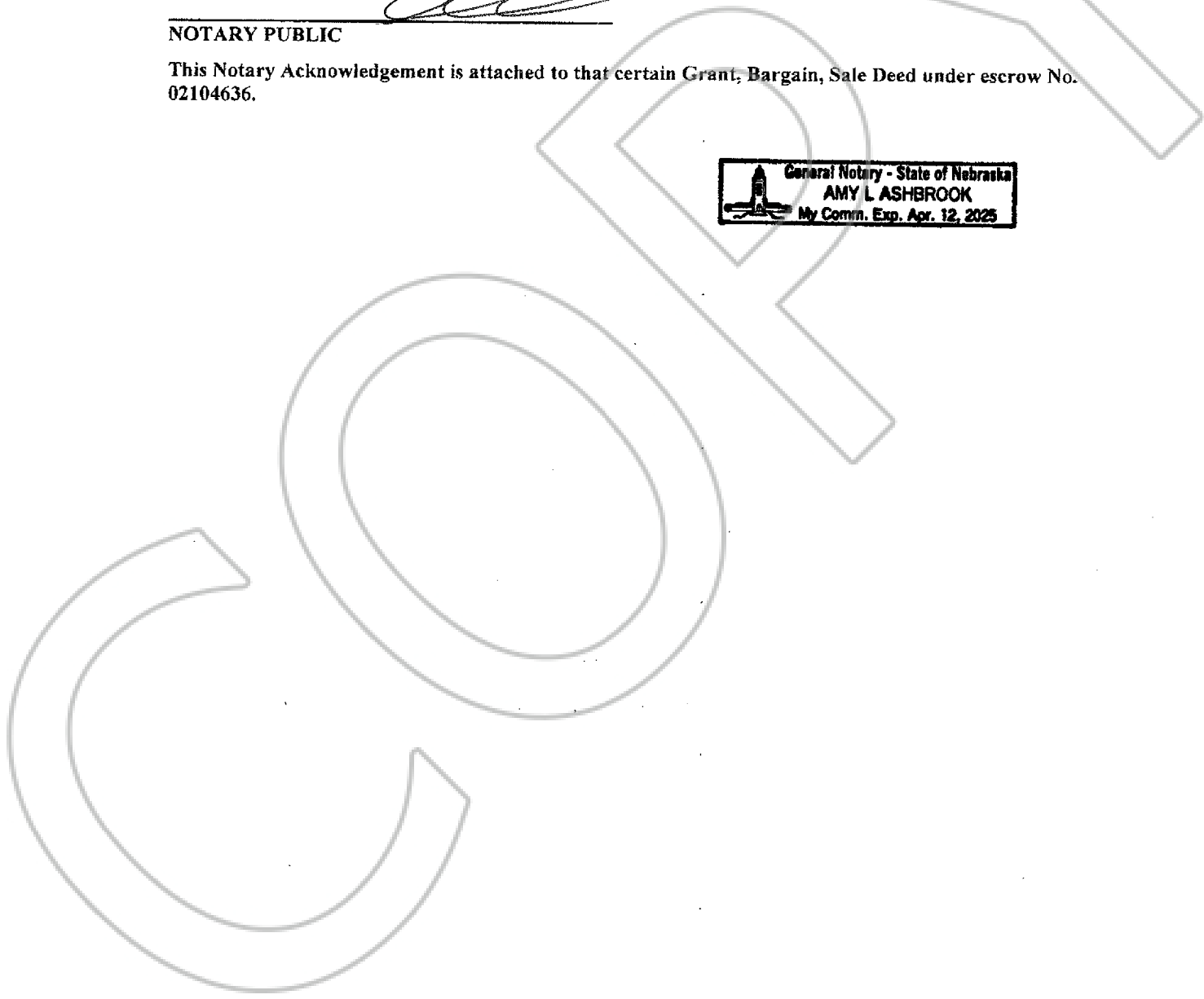
STATE OF NEVADA ~~Nebraska~~  
COUNTY OF DOUGLAS

} ss:  
Aug 23 2021

This instrument was acknowledged before me on ,  
by Reuben Thomas Vann and Gina Leann Gottsch

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104636.



Escrow No. 2104636-SLP

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Lot 83, in Block E, as shown on the Second Amended Map of Glenbrook Subdivision Unit 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1980, in Book 180, Page 1512, as Document No. 41035, Official Records.

**PARCEL 2:**

The exclusive right to use for garage purposes that parcel designated as "G.E." 83, in Block E, as shown on the Amended Map of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on October 13, 1978, and as shown on the second Amended Map of GLENBROOK UNITY NO. 2, filed on January 30, 1980, Douglas County, Nevada records, as Document No. 41035.

APN: 1418-11-412-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1418-11-412-005  
 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:                      \$ 3,295,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 3,295,000.00  
 d. Real Property Transfer Tax Due:                                \$ 12,850.50

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 [Signature] Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Reuben Thomas Vann  
 Address: 17505 Island Circle  
 City: Bennington  
 State: NE Zip: 68007

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gene R. Carano, Trustee  
 Address: 1590 Boulder Field Way  
 City: Reno  
 State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104636-030-SLP  
 Address: 264 Village Boulevard #101  
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED