

DOUGLAS COUNTY, NV **2021-973614**
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=2 **09/07/2021 09:46 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-15-110-044
R.P.T.T.	\$1,560.00
File No.:	1350026 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Angelo Tufo, Trustee of The Angelo Tufo Trust dated April 19, 2021,, any amendments thereto, Doris Splettstoesser, Trustee of The Doris Splettstoesser Trust dated April 19, 2021,, and any amendments thereto	
328 McCormick Ave	
Capitola, CA 95010	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jacob L. Lewallen, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Angelo Tufo, Trustee of The Angelo Tufo Trust dated April 19, 2021, and any amendments thereto, as to an undivided 50% interest and Doris Splettstoesser, Trustee of The Doris Splettstoesser Trust dated April 19, 2021, and any amendments thereto, as to an undivided 50% interest**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 74 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, at Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, at Page 797, as Document No. 28377.

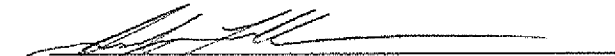
***SUBJECT TO:**

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: August 19, 2021

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



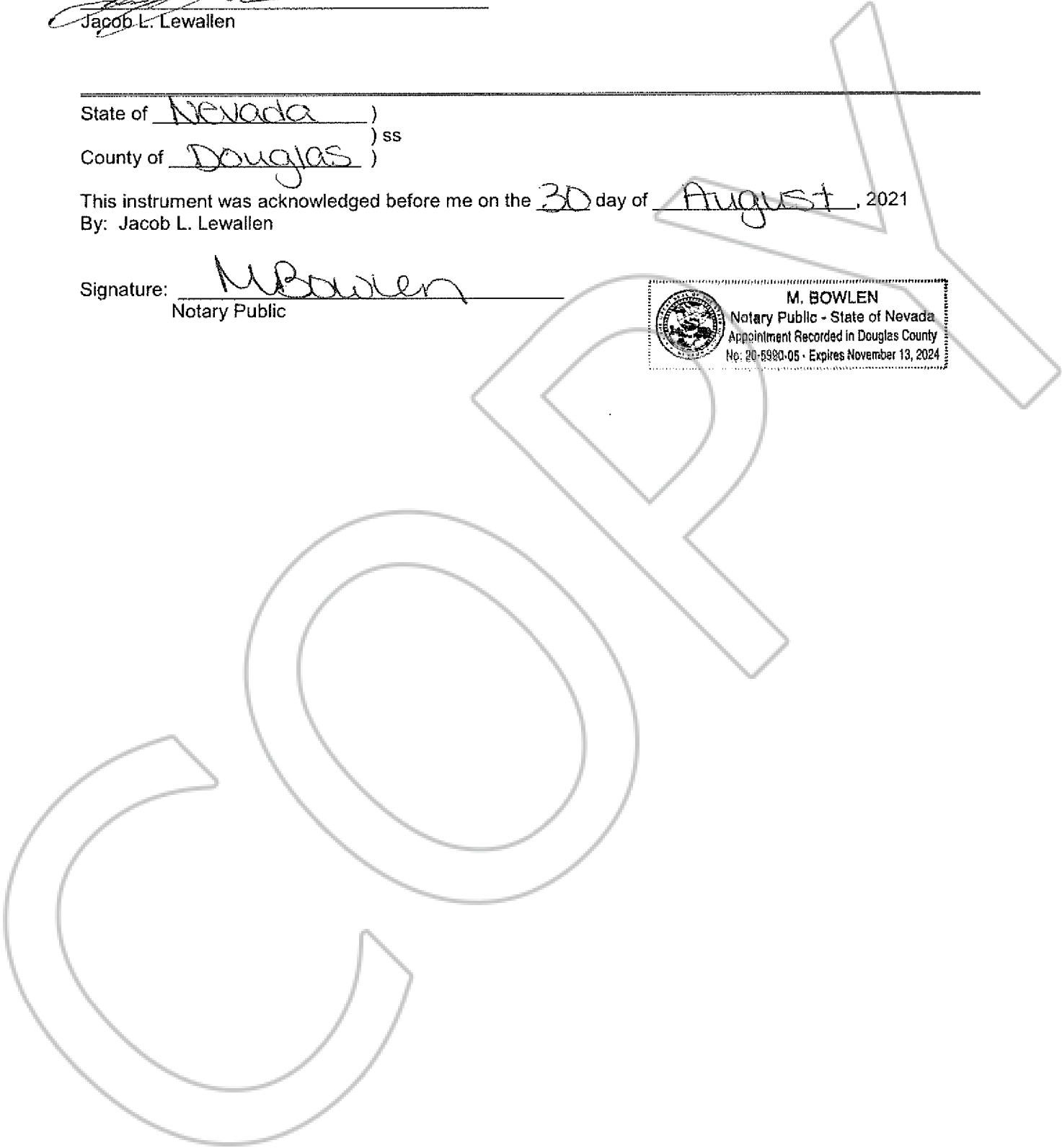
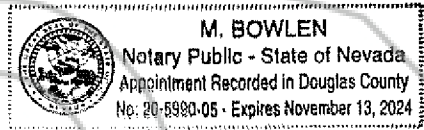
Jacob L. Lewallen

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 30 day of August, 2021
By: Jacob L. Lewallen

Signature: M. Bowlen

Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-110-044
 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 \$ 400,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 400,000.00
 d. Real Property Transfer Tax Due \$ 1,560.00

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 MBawlen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jacob L. Lewallen
 Address: 2449 Hibernica Lane
 City: Sparks
 State: NV Zip: 89436

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Angelo Tufo, Trustee of The Angelo Tufo Trust dated April 19, 2021,, any amendments thereto, Doris Spletstoesser, Trustee of The Doris Spletstoesser Trust dated April 19, 2021,, and any amendments thereto
 Address: 328 McCormick Ave
 City: Capitola
 State: CA Zip: 95010

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1350026 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410