

DOUGLAS COUNTY, NV  
RPTT:\$7796.10 Rec:\$40.00  
\$7,836.10 Pgs=4

**2021-974883**  
09/30/2021 03:35 PM

SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1320-34-002-049

RECORDING REQUESTED BY:  
Signature Title Company LLC  
5365 Reno Corporate Drive Suite 100  
Reno, NV 89511

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Michael Matteucci  
1425 Stonegate Court  
Gardnerville, NV 89410-7622

Escrow No.: 510558-DP

RPTT \$7,796.10

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Joseph E Regan and Shirley J Regan, Trustees of The Regan Living Trust dated November 11, 1993**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Michael Matteucci, a single man**

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**

The Regan Living Trust dated November 11, 1993

Joseph E. Regan  
By: Joseph E Regan, Trustee

Shirley J Regan  
By: Shirley J Regan, Trustee

Ariz 2019  
STATE OF NEVADA  
COUNTY OF YAVAPAI

} ss:

This instrument was acknowledged before me on September 28, 2021

by Joseph E Regan and Shirley J Regan

[Signature]  
Notary Public (seal)



TIMOTHY JANISCH  
Notary Public - State of Arizona  
YAVAPAI COUNTY  
Commission # 585028  
Expires July 2, 2024

The Regan Living Trust dated November 11, 1993

Joseph E Regan Trustee  
By: Joseph E Regan, Trustee

Shirley J Regan Trustee  
By: Shirley J Regan, Trustee

Arizona  
STATE OF NEVADA  
COUNTY OF Yavapai } ss:

This instrument was acknowledged before me on September 28, 2021  
by Joseph E Regan and Shirley J Regan

[Signature] (seal)  
Notary Public



TIMOTHY JANISCH  
Notary Public - State of Arizona  
YAVAPAI COUNTY  
Commission # 585828  
Expires July 2, 2024

**EXHIBIT "A"**

LOT 9, AS SET FORTH ON THAT CERTAIN PARCEL MAP #3 LDA 01-041 FOR MIKIM DEVELOPMENT COMPANY, LLC, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 1, 2002 IN BOOK 0502, AT PAGE 90, AS DOCUMENT NO. 541140, OFFICIAL RECORDS.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

**Assessor's Parcel No.:** 1320-34-002-049



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-34-002-049
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	<u>\$1,999,000.00</u>
Transfer Tax Value	<u>(\$0.00)</u>
Real Property Transfer Tax Due:	<u>\$1,999,000.00</u>
	<u>\$7,796.10</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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 \_\_\_\_\_

Richard A Sumner II AGENT

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: The Regan Living Trust dated  
November 11, 1993  
Address: 3180 Touchmark Blvd #448  
Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Michael Matteucci  
Address: 1425 Stonegate Court  
Gardnerville, NV 89410

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

Print Name: Signature Title Company LLC Escrow #: 510558-DP  
Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED