

DOUGLAS COUNTY, NV **2021-975383**  
RPTT:\$3705.00 Rec:\$40.00  
\$3,745.00 Pgs=3 10/12/2021 01:36 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-03-811-015
<b>R.P.T.T.</b>	\$3,705.00
<b>File No.:</b>	1369097 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>	
Brandon Severe Wardle and Christina Lee Nakamura	
334 Genoa Springs Drive	
Genoa, NV 89411	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert Gianquitti and Adrienne Gian, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Brandon Severe Wardle, an unmarried man, and Christina Lee Nakamura, an unmarried woman, as Community Property with Rights of Survivorship**, 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:

### PARCEL I:

Lot 15, Block A, as said lot and block is set forth on the final map of GENOA LAKES PHASE 2, A Planned Unit Development, recorded June 2, 1994 in the Official Records of Douglas County, Nevada as Document Number 338683.

### PARCEL II:

That certain Exclusive Use and Landscape Easement described as follows:

Commencing at the Southeasterly corner of Unit 15 as shown on the Final Map for GENOA LAKES PHASE 2 PLANNED UNIT DEVELOPMENT Document No. 338683 of the Douglas County Recorder's office, said point bears N. 18°28'14" W., 227.40 feet from Tie Point B as shown on the GENOA LAKES PHASE 2 FINAL MAP; Thence N. 32°20'28" E., along the Westerly line of said Unit 15, 63.67 feet to the TRUE POINT OF BEGINNING; Thence N. 32°20'28" E., 25 feet; Thence S. 62°32'57" E., 55.58 feet to a point on the Westerly line of a Public Utility Easement as shown on the Final Map for GENOA LAKES PHASE 1 PLANNED UNIT DEVELOPMENT Document No. 302137 of the Douglas County Recorder's office; Thence S. 09°55'19"W., along said Westerly Public Utility Easement Line, 85.72 feet; Thence N.57°39'32"W., 33.07 feet to a point on the Easterly line of said Unit 15; Thence along the Easterly and Northerly Boundary Lines of said Unit 15 the following 6 courses:

1. N. 32° 20' 28" E., 36.33 feet;
2. N. 57° 39' 32" W., 12.33 feet;
3. N. 32° 20' 28" E., 3.67 feet;
4. N. 57° 39' 32" W., 25.33 feet;
5. N. 34° 20' 28" E., 9.50 feet;
6. N. 57° 39' 32" W., 17.33 feet to the TRUE POINT OF BEGINNING

(One inch Margin on all sides of Document for Recorder's Use Only)

NOTE: The above metes and bounds description appeared previously in that certain NRS Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 25, 2010, as Document No. 772741 of Official Records.

**\*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: October 4, 2021

SIGNATURES AND NOTARY ON PAGE 3  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

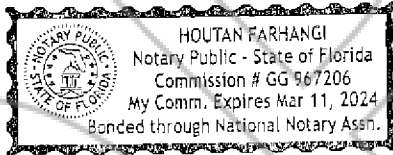
[Signature]  
Robert Gianquitti

[Signature]  
Adrienne Gian

State of Florida )  
County of Palm Beach ) ss

This instrument was acknowledged before me on the 5 day of October, 2021  
By: Robert Gianquitti and Adrienne Gian

Signature: [Signature]  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 1319-03-811-015  
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                      \$ 950,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
c. Transfer Tax Value:                                              \$ 950,000.00  
d. Real Property Transfer Tax Due                              \$ 3,705.00

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 \_\_\_\_\_ Capacity Escrow Agent  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Robert Gianquitti and Adrienne Gian  
Address: 3827 South Carson Street  
City: Carson City  
State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Brandon Severe Wardle and Christina Lee Nakamura  
Address: 334 Genoa Springs Dr.  
City: Genoa  
State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 1369097 wld  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410