

<b>A.P.N. No.:</b>	1320-29-213-039
<b>R.P.T.T.</b>	\$2,437.50
<b>File No.:</b>	1415169 SA
<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>	
James Petrolia	
1719 Bougainvillea Drive	
Minden, NV 89423	

DOUGLAS COUNTY, NV **2021-976195**  
RPTT:\$2437.50 Rec:\$40.00  
\$2,477.50 Pgs=2 **10/28/2021 09:26 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kevin R. Weiss and Betsy Weiss, Trustees or their successors in trust, under the Weiss Living Trust, dated April 04, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James Paul Petrolia, Jr. a single man** 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 32, in Block H, as shown on the Official Plat of WINHAVEN, UNIT NO. 2, PHASE A, a Planned Unit Development filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1990 in Book 990 at Page 1934 as Document No. 234654, 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 26, 2021

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

The Weiss Living Trust dated April 4, 2011


Kevin R. Weiss  
By: Kevin R. Weiss, Trustee

Betsy Weiss  
By: Betsy Weiss, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 26 day of October, 2021  
By: Weiss Living Trust as Trustees of Kevin R. Weiss and Betsy Weiss, Trustees or thier successors in trust, under the Weiss Living Trust, dated April 04, 2011

Signature: Cynthia Haggard  
Notary Public

 CYNTHIA HAGGARD  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-3540-05 - Expires March 12, 2025

My Commission Expires: March 12, 2025

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1320-29-213-039  
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                      \$ 625,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      (                      )  
c. Transfer Tax Value:    \$ 625,000.00  
d. Real Property Transfer Tax Due                                      \$ 2,437.50

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 KA Capacity Grantor ESCROW

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Kevin R. Weiss and Betsy Weiss,  
Trustees or thier successors in trust,  
under the Weiss Living Trust, dated  
April 04, 2011  
Address: 1748 Bougainvillea Drive  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: James Petrolia  
Address: 1719 Bougainvillea Drive  
City: Minden  
State: NV Zip: 89423

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

Print Name: Stewart Title Company Escrow # 1415169 SA  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410