

A.P.N.: 1220-08-410-008  
File No: 143-2641740 (mk)  
R.P.T.T.: \$4,426.50

When Recorded Mail To: Mail Tax Statements To:  
William W Nichols Trustee of the Quails  
220 Sheridan Creek Ct  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Ricky Paul DeCarlo and Cynthia C. DeCarlo, Trustees of The C & R DECARLO 1993 TRUST  
dated July 22. 1993

do(es) hereby *GRANT, BARGAIN and SELL* to

William W. Nichols Trustee of the Quails Nest Trust dated 1999

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

**LOT 31 IN BLOCK A, AS SET FORTH ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 03-011 ROCKY TERRACE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 30, 2005, IN BOOK 1105, PAGE 12654, DOCUMENT NO. 661875.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Ricky Paul DeCarlo and Cynthia C DeCarlo,  
Trustees of the C&R DeCarlo 1993 Trust Dated  
July 22, 1993

Ricky Paul DeCarlo Trustee  
Ricky Paul DeCarlo, Trustee

Cynthia C. DeCarlo Trustee  
Cynthia C. DeCarlo, Trustee

STATE OF NEVADA )  
                          : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on 11-23-21  
by  
Ricky Paul DeCarlo and Cynthia C DeCarlo. Trustees

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)

MARY KELSH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
11/21/2021 under Escrow No. 143-2641740

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-08-410-008
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$1,135,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$1,135,000.00
- d) Real Property Transfer Tax Due \$4,426.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: \_\_\_\_\_

Capacity: agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Ricky Paul DeCarlo and Cynthia C DeCarlo

Print Name: William W Nichols Trustee of the Qualls

Address: PO Box 2049

Address: 220 Sheridan Creek Court

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 143-2641740 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)