

DOUGLAS COUNTY, NV **2021-978493**
RPTT:\$3237.00 Rec:\$40.00
\$3,277.00 Pgs=2 12/16/2021 12:22 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-27-311-007
R.P.T.T.	\$3,237.00
File No.:	1492666 WLD
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
	Richard D. Patterson and Aida Patterson
	3300 Howard Common
	Fremont, CA 94536

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Leo V. Petrini, Trustee under the Petrini Living Trust Dated March 1, 2016** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard D. Patterson and Aida Patterson, husband and wife, as Joint Tenants 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:

Lot 7 as set forth on Final Subdivision Map LDA 99-052 BUCKBRUSH ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on March 30, 2001, in Book 301, at Page 7896, as Document No. 511326, 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: December 9, 2021

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

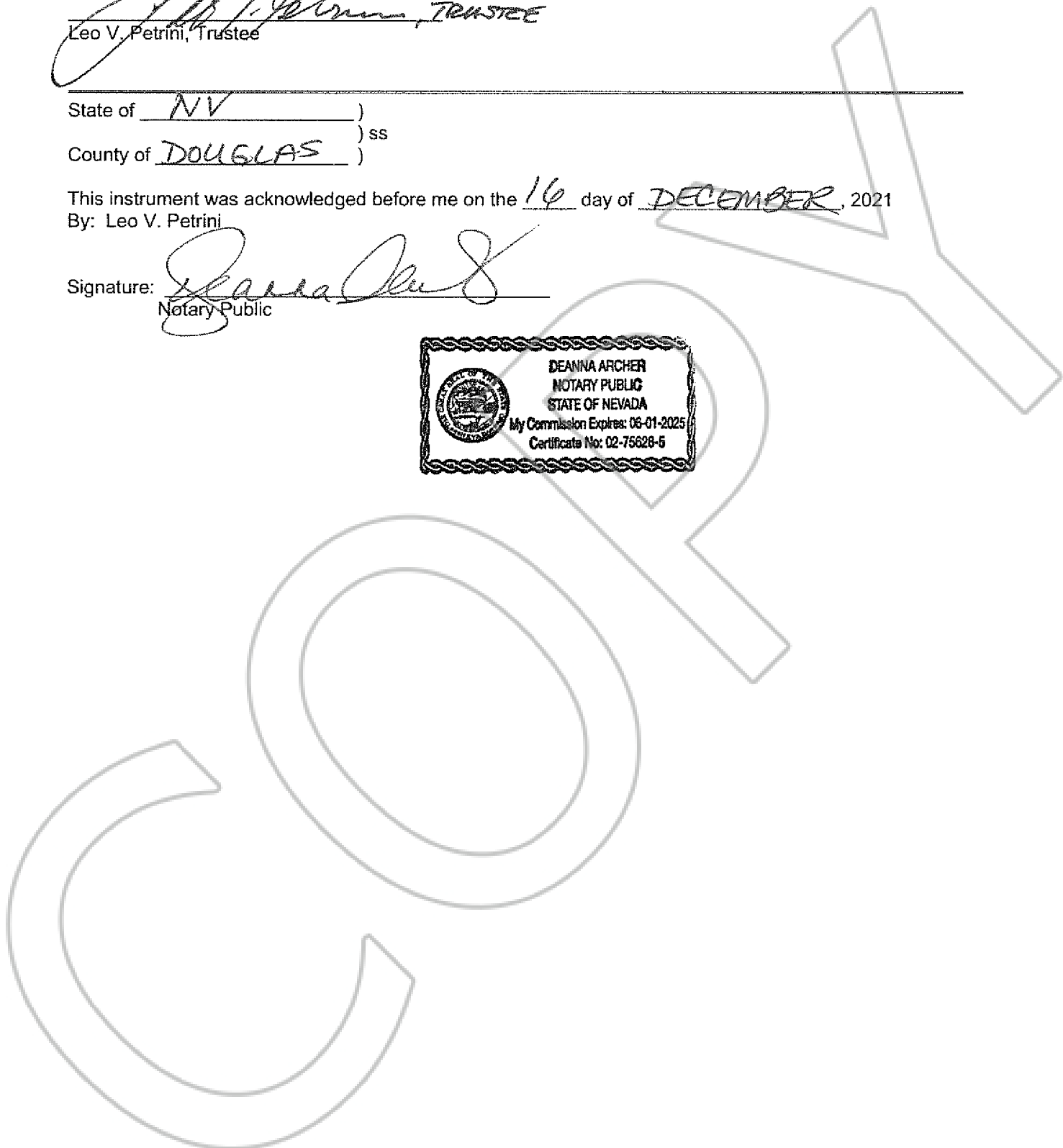
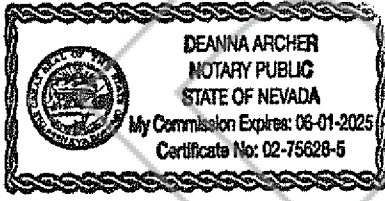
The Petrini Living Trust

Leo V. Petrini
Leo V. Petrini, Trustee

State of NV)
County of DOUGLAS) ss

This instrument was acknowledged before me on the 16 day of DECEMBER, 2021
By: Leo V. Petrini

Signature: *Deanna Archer*
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-27-311-007
 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 \$ 830,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 830,000.00
 d. Real Property Transfer Tax Due \$ 3,237.00

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 *Leo V. Petrini* Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Leo V. Petrini, Trustee under the Petrini Living Trust Dated March 1, 2016
 Address: 2867 Jackie Circle
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Richard D. Patterson and Aida Patterson
 Address: 3300 Howard Common
 City: Fremont
 State: CA Zip: 94536

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1492666 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED