

DOUGLAS COUNTY, NV **2022-979323**
RPTT:\$3120.00 Rec:\$40.00
\$3,160.00 Pgs=2 **01/04/2022 01:06 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1220-24-501-033
File No: 143-2642343 (et)
R.P.T.T.: \$3,120.00

When Recorded Mail To: Mail Tax Statements To:
Christine M. Piccinini and Daniel J. Piccinini, II
756 Roan Circle
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Gregory C Rooney and Candy b. Rooney, husband and wife as joint tenants

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

Christine M. Piccinini and Daniel J. Piccinini, II, wife and husband as joint tenants

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


**THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH,
RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, STATE OF NEVADA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 2, AS SHOWN AND DESIGNATED ON PARCEL MAP FOR LEON AND BARBARA
B. DOWTY, RECORDED MARCH 21, 1984, IN BOOK 384, PAGE 1856, DOCUMENT NO.
98487, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

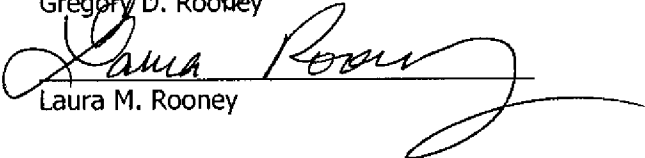
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.



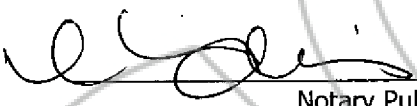
Gregory D. Rooney




Laura M. Rooney

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 12.27.2021 by **Gregory D. Rooney and Laura M. Rooney.**



Notary Public
(My commission expires: 5/3/25)

 E. TOBIAS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2642343.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-24-501-033
 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: \$800,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$)
 c) Transfer Tax Value: \$800,000.00
 d) Real Property Transfer Tax Due \$3,120.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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: _____
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Gregory D. Rooney and Laura M. Rooney
 Address: 743 Monico Dr.
 City: DAYTON
 State: NV Zip: 89403

Print Name: Christine M. Piccinini and Daniel J. Piccinini, II
 Address: 756 Roan Circle
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2642343 et/ et
 State: NV Zip: 89423

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