

DOUGLAS COUNTY, NV **2022-979928**  
RPTT:\$1521.00 Rec:\$40.00  
\$1,561.00 Pgs=2 **01/18/2022 02:30 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-21-101-006
<b>R.P.T.T.</b>	\$1,521.00
<b>File No.:</b>	1525184 CRF
<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>	
Stefano M. Biase	
1370 Dunbar Circle	
Washoe Valley, NV 89704	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Janice M. Kriss, Trustee of the Kriss Family Trust, dated 5-29-09 (who erroneously acquired title as Janice M. Kriss, Trustee of the Kriss Family Trust dated 5-25-09)** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stefano M. Biase, an unmarried 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:

Being a portion of the Northwest 1/4 of Section 21, Township 12 North, Range 20 East, further described as follows:

Parcel 3-C, as set forth on Parcel Map for Gary and Janet Pierce, filed for record in the office of the County Recorder of Douglas County, State of Nevada on March 3, 1992, in Book 392, Page 189, as Document No. 272381, 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: January 18, 2022

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

Kriss Family Trust, dated 5-29-09

*Janice M. Kriss*  
Janice M. Kriss, Trustee

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 18 day of January, 2022  
By: Janice M. Kriss, Trustee of the Kriss Family Trust, dated 5-29-09

Signature: *[Signature]*  
Notary Public

My Commission Expires: 11-19-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-101-006  
 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                      \$ 390,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 390,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,521.00

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 Grantor *EJA*  
 Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: Janice M. Kriss, Trustee of the Kriss  
Family Trust, dated 5-29-09  
 Address: 1740 Westwood Drive  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Stefano M. Biase  
 Address: 1370 Dunbar Circle  
 City: Washoe Valley  
 State: NV Zip: 89704

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

Print Name: Stewart Title Company Escrow # 1525184 CRF  
 Address: 5470 Kietzke Ln., Suite 230  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED