

DOUGLAS COUNTY, NV

**2022-979935**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/18/2022 03:08 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E07

**WHEN RECORDED MAIL TO:**

Anthony T Bartone  
Ashley Bartone  
2237 E Valley Rd.  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

Space Above for Recorder's Use Only

APN No.: 1320-11-002-010

Escrow No. 2108044-DKD

R.P.T.T. \$\$ 0.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Anthony T Bartone and Ashley Bartone, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Bartone Family Trust dated September 1, 2016, Anthony T Bartone and Ashely Bartone, as trustees

all that real property situated in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

AT  
Anthony T Bartone

Ashley Bartone  
Ashley Bartone

STATE OF NEVADA  
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on January 12, 2022

by Anthony T. Bartone and Ashley Bartone

Danielle Dewitt  
NOTARY PUBLIC



**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

All that certain property situate in Section 11, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

Parcel 55, as shown on that certain Division of Land Map recorded in the office of the Douglas County Recorder, on November 29, 1978 in Book 1178, Page 1599, as Document No. 27700, Official Records Douglas County, State of Nevada, EXCEPTING THEREFROM all that portion of said land lying West of the East line of East Valley Right-of-Way as described in that certain Amended Deed for Public Right of Way, to Douglas County, a political subdivision of the State of Nevada, recorded on the office of the Douglas County Recorder, on December 4, 2007 in Book 1207, Page 467, as Document No. 714241, Official Records, Douglas County, State of Nevada.

**PARCEL 2:**

A non-exclusive road easement over and across the Parcels of land as set forth on the Land Division Map, Document No. 19092, being portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B.&M., filed for record in the Office of the County Recorder of Douglas County, Nevada on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the herein-above first mentioned parcels of land.

Note: Reference is hereby made to said land depicted as Parcel 55, as shown on Record of Survey for Bernard Furian and Angelo Giusti, recorded January 27, 1983, in Book 183, Page 1298, as Document No. 75477, and to Parcel 55, as shown on Record of Survey for Bently Nevada Corporation, recorded May 21, 2002 in Book 0502, Page 6528, as Document No. 542774.

APN: 1320-11-002-010

Note: Document No. 2021-964205 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-11-002-010  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 1/18/22 Trust Ok~AB

3. a. Total Value/Sales Price of Property:                      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due:                                \$ 0.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: 7  
Transfer into trust without consideration

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Anthony T Bartone and Ashely Bartone  
 Address: 2237 E Valley Road  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Anthony T Bartone and Ashley Bartone, Trustees of the Bartone Family Trust dated September 1, 2016  
 Address: 2237 E Valley Road  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02108044-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED