

DOUGLAS COUNTY, NV

**2022-982217**

RPTT:\$943.80 Rec:\$40.00

\$983.80 Pgs=3

**03/08/2022 02:13 PM**

TICOR TITLE - GARDNERVILLE

**KAREN ELLISON, RECORDER**

**WHEN RECORDED MAIL TO:**

David Cates  
Charlene Scanlan  
1618 El Campo Drive  
Concord, CA 94519

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2200819-RLT

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)

APN No.: 1420-33-602-010

R.P.T.T. \$ 943.80

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Diann Brioni, Trustee of the Brioni 1998 Revocable Trust dated June 16, 1998

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to David Cates and Charlene Scanlan husband and wife as joint tenants

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.

Signature and notary acknowledgement on page two.

Diann Brioni, Trustee of the Brioni 1998  
Revocable Trust dated June 16, 1998

*Diann Brioni*  
Diann Brioni, Trustee


STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, Mar 2, 2022  
by Diann Brioni, Trustee of the Brioni 1998 Revocable Trust dated June 16, 1998

*T. Macaluso*  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02200819.

 TYLER MACALUSO  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 16-3876-2 - Expires September 23, 2024

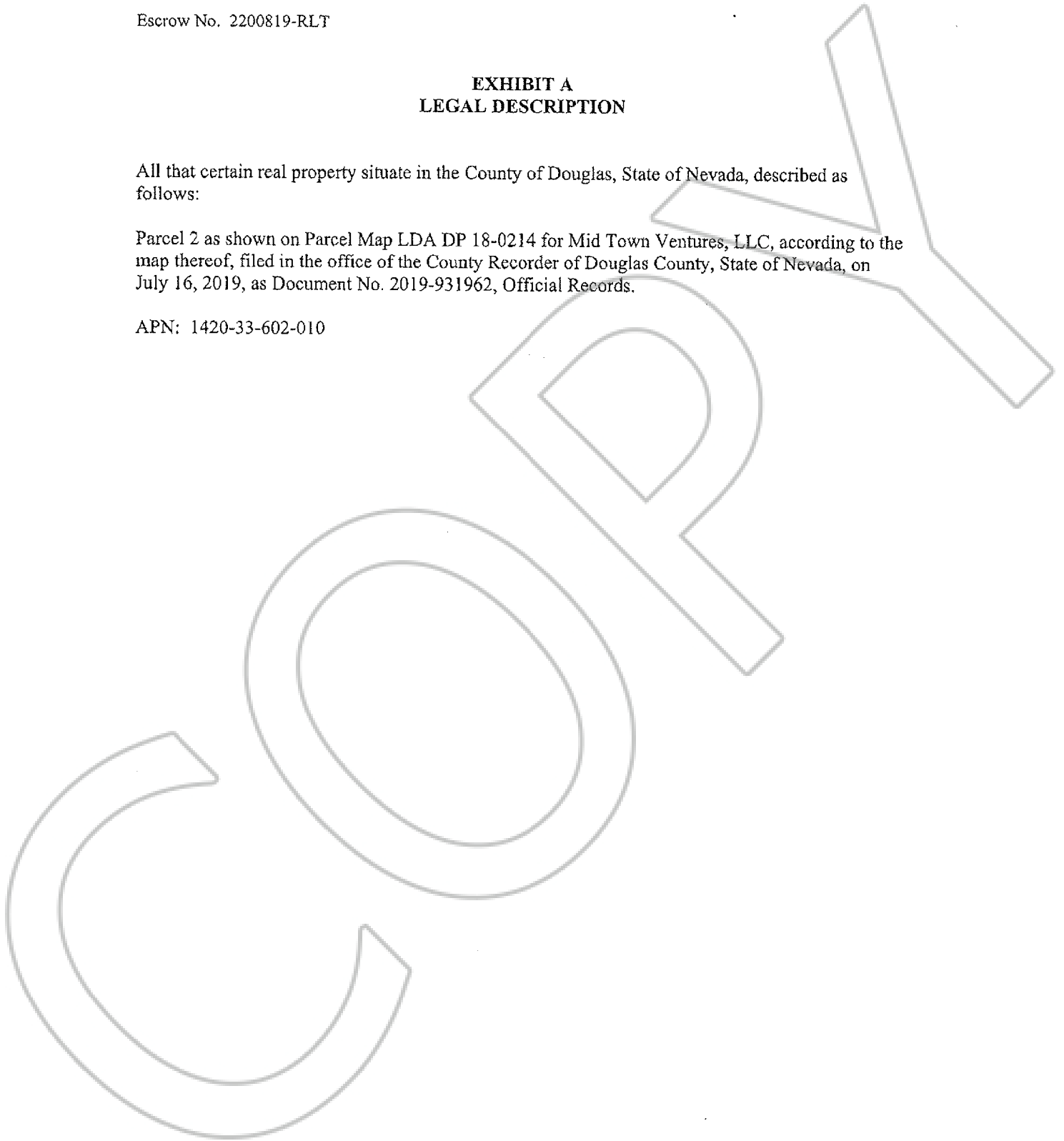
Escrow No. 2200819-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 2 as shown on Parcel Map LDA DP 18-0214 for Mid Town Ventures, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 16, 2019, as Document No. 2019-931962, Official Records.

APN: 1420-33-602-010



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-33-602-010  
 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: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 242,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 242,000.00  
 d. Real Property Transfer Tax Due: \$ 943.80

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Diann Brioni, Trustee of the Brioni  
 1998 Revocable Trust dated June 16, 1998  
 Address: P.O. Box 452  
 City: Incline Village  
 State: NV Zip: 89450

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Cates and Charlene Scanlan  
 Address: 1618 El Campo Drive  
 City: Concord  
 State: CA Zip: 94519

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02200819-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED