

DOUGLAS COUNTY, NV
RPTT:\$1503.45 Rec:\$40.00
\$1,543.45 Pgs=3
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2022-982476

03/14/2022 03:38 PM

A.P.N.: 1320-33-711-009
File No: 143-2644925 (et)
R.P.T.T.: \$1,503.45

When Recorded Mail To: Mail Tax Statements To:
The Pitassi Family Trust
17 Reisling Way
Escalon , CA 95320

GRANT, BARGAIN and SALE DEED

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

Dorothy Pitassi-Villnes as Personal Representative for the Estate of Douglas Mac Echols

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

Michael Pitassi and Karen Pitassi, trustees of The Pitassi Family Trust dated August 15, 2015

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

LOT 115, BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006 FOR CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995 AT PAGE 1407 AS DOCUMENT NO. 370215 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MARCH 5, 1997 IN BOOK 397, PAGE 654 AS DOCUMENT NO. 407852 AND FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 IN BOOK 701, PAGE 3931 AS DOCUMENT NO. 518480 AND RECORDED DECEMBER 09, 2020 AS DOCUMENT NO. 957881 OF OFFICIAL RECORDS.

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.

Dorothy Pitassi-Villnes as Personal
Representative for the Estate of Douglas Mac
Echois

Dorothy Pitassi-Villnes
Dorothy Pitassi-Villnes, Personal Representative

STATE OF **NEVADA**)
) **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Dorothy Pitassi-Villnes as Personal Representative .

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2644925.

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

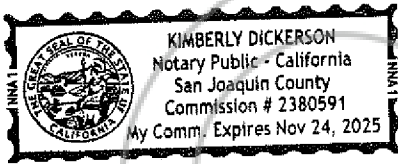
On March 9th, 2022 before me, Kimberly Dickerson, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Dorothy Pitassi - Villines
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kimberly Dickerson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

See Attached

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-711-009
 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: \$385,400.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$385,400.00
 d) Real Property Transfer Tax Due \$1,503.45

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Dorothy Pitassi-Villnes* Capacity: *Agent*
 Signature: _____ Capacity: _____

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

Dorothy Pitassi-Villnes, personal
 rep for the Estate of Douglas Mac
 Print Name: Echols
 Address: 879 East E Street
 City: Oakdale
 State: Ca Zip: 95361

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

Michael Pitassi and Karen
 Pitassi, Trustees of the
 Print Name: Pitassi Trust
 Address: 17 Reisling Way
 City: Escalon
 State: CA Zip: 95320

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

First American Title Insurance
 Print Name: Company File Number: 143-2644925 et/ MH
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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