

APN: 1420-18-210-003
Recording Requested and Mail To:

JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER

E07

Affiant's Address/Mail Tax Statements To:

Gary Gesualdi and Tauna Morris-Gesualdi, Trustees
814 Plymouth Drive
Carson City, NV 89705

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on May 3, 2022, by and between GARY E. GESUALDI and TAUNA E. MORRIS-GESUALDI, husband and wife as tenants in common, Grantors, and GARY EDWARD GESUALDI and TAUNA ELIZABETH MORRIS-GESUALDI as Trustees of THE GESUALDI 2022 TRUST, dated May 3, 2022, Grantees,

WITNESSETH:

That the Grantors, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantees, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 17, in Block D, as set forth on Final Map No. 1011-2B entitled VALLEY VISTA ESTATES 2, PHASE 2B, filed for record in the office of the Douglas County Recorder on December 15, 2000, Book 1200, Page 3005, Document No. 505139, Official Records, and by Certificate of Amendment filed for record on May 21, 2001 in Book 501, Page 5657, as Document No. 514509, Official Records.

Pursuant to NRS 111.312(6), this legal description was previously recorded with the Douglas County Recorder's Office on February 28, 2007, as Document No. 0696063.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and to its successors and assigns forever.

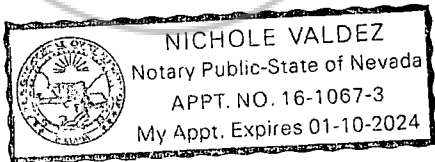
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

Gary E. Gesualdi
 GARY E. GESUALDI

Tauna E. Morris-Gesualdi
 TAUNA E. MORRIS-GESUALDI

STATE OF NEVADA)
): ss.
 CARSON CITY)

On May 3, 2022, personally appeared before me, a notary public, GARY E. GESUALDI and TAUNA E. MORRIS-GESUALDI, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing instrument, who acknowledged to me that they executed the foregoing Grant, Bargain and Sale Deed.

 NICHOLE VALDEZ
 Notary Public-State of Nevada
 APPT. NO. 16-1067-3
 My Appt. Expires 01-10-2024

Nichole Valdez
 NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-18-210-003
 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: <u>Verified Trust - J</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer of title to a trust without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 for Grantor
 Signature _____ Capacity Agent for Grantee

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

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

Print Name: Gary and Tauna Gesualdi
 Address: 814 Plymouth Drive
 City: Carson City
 State: NV Zip: 89705

Print Name: Gary and Tauna Gesualdi, Trustees
 Address: 814 Plymouth Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mahe Law, Ltd. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703