

Assessor's Parcel No. A portion of 1320-03-001-028

When recorded mail to:  
Louis S. Test  
429 West Plumb Lane  
Reno, Nevada, 89509



KAREN ELLISON, RECORDER

E07

Send future tax bills to:  
Brian J. Lagorio, Trustee of  
The Brian Lagorio Family Trust  
2560 Last Chance Court  
Minden, Nevada, 89423

**DEED**

THIS INDENTURE, made this 21st day of APRIL, 2022, by and between BRIAN LAGORIO, First Party, hereinafter "Grantor", and BRIAN J. LAGORIO, as Trustee for the BRIAN LAGORIO FAMILY TRUST, 2560 Last Chance Court, Minden, Nevada, 89423, hereinafter "Grantee".

**WITNESSETH:**

That Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other valuable consideration, to him in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and to its heirs and assigns forever all Grantor's right, title and interest in and to that certain lot, piece and parcel of land situate in the City of Minden, County of Douglas, State of Nevada, more particularly described as follows:

Pursuant to N.R.S. 111.312, the legal description was obtained from Document No. 2017-905266, dated October 5, 2017.


A parcel of land located within a portion of the Northeast One-Quarter (NE 1/4) of the Northeast One-Quarter NE 1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel 4B as shown on Parcel Map No. 2 (LDA 16-014) for West Ridge Homes, Inc., filed for record in the office of the Douglas County Recorder, State of Nevada, on September 20, 2017 as Document No. 2017-904317, Official Records

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


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

IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

  
\_\_\_\_\_  
BRIAN LAGORIO

STATE OF NEVADA        )  
                                  : SS.  
COUNTY OF WASHOE    )

On the 21<sup>ST</sup> day of APRIL, 2022, personally appeared before me, a Notary Public, BRIAN LAGORIO, who acknowledged to me that he executed the foregoing instrument.

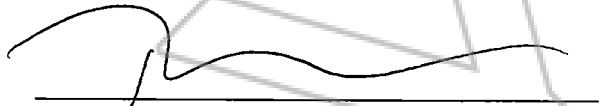
 **DALE E. FLETCHER JR.**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 03-79783-2 - Expires February 1, 2023

  
\_\_\_\_\_  
NOTARY PUBLIC

**AFFIRMATION**  
**Pursuant to NRS 239B.030**

The undersigned does hereby affirm that the preceding document, Deed, does not contain the social security number of a person.

DATED: This 21st day of APRIL, 2022.

  
\_\_\_\_\_  
BRIAN LAGORIO

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number (s)**

- a) 1320-03-001-028 a portion of
- 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 -

<b>FOR RECORDERS OPTIONAL USE ONLY Document/Instrument#:</b>	
Book: <u>Verified Trust</u>	Page: _____

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
**Real Property Transfer Tax Due:** \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Brian Lagorio is the Grantor and Trustee of the Brian Lagorio Family Trust and transfer is made without consideration.

**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 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 Attorney for Grantor \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Brian Lagorio  
Address: 2560 Last Chance Court  
City: Minden  
State: Nevada Zip: 89423

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Brian J. Lagorio, Trustee of the  
Brian Lagorio Family Trust  
Address: 2560 Last Chance Court  
City: Minden  
State: Nevada Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Hoffman, Test & Collier Escrow # N/A  
Address: 429 West Plumb Lane  
City: Reno State: NV Zip: 89509

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**