

DOUGLAS COUNTY, NV **2022-986558**  
RPTT:\$6762.60 Rec:\$40.00  
\$6,802.60 Pgs=3 **06/22/2022 03:22 PM**  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1219-01-000-012  
File No: 143-2652903 (et)  
R.P.T.T.: \$ **6,762.60**

When Recorded Mail To: Mail Tax Statements To:  
The Grace Family 1993 Trust  
3491 San Mateo Circle  
Reno, NV 89509

**GRANT, BARGAIN and SALE DEED**

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

Hidden Lake Properties, Inc., a California Corporation

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

Stephen G. Grace and Betty J. Grace, as Trustees of The Grace Family 1993 Trust, dated November 29, 1993, as amended

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

**THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., THENCE WEST 720.00 FEET ALONG THE SOUTH SIDE OF THE NORTH 1/2 OF SAID SECTION 1; THENCE NORTH 605.00 FEET; THENCE EAST 720.00 FEET TO A POINT ON THE EAST SIDE OF THE NORTH 1/2 OF SAID SECTION THENCE SOUTH 605.00 FEET ALONG THE EAST SIDE OF SAID SECTION 1 TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 31, 2005 IN BOOK 105, PAGE 11282 AS INSTRUMENT NO. 635667.**

*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.

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1219-01-000-012  
 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: \$1,733,750.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,733,750.00  
 d) Real Property Transfer Tax Due \$ 6,762.60

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: Ciro Mancuso  
 Signature: Katherine Mancuso

Capacity: Grantor  
 Capacity: Grantor

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

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

Print Name: Hidden Lake Properties, Inc.  
 Address: 11050 Pioneer Trail, Suite 100  
 City: Truckee  
 State: CA      Zip: 96161

Print Name: The Grace Family 1993 Trust  
 Address: 3491 San Mateo Ct  
 City: Reno  
 State: NV      Zip: 89509

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2652903 et/ et  
 State: NV      Zip: 89423