

A.P.N.: 1318-23-212-007  
File No: 15836-2653751 (PB)  
R.P.T.T.: \$3,802.50

When Recorded Mail To: Mail Tax Statements To:  
Robert J. and Diane K. Luca Family Trust  
6525 Goya Way  
El Dorado Hills, CA 95762

***GRANT, BARGAIN and SALE DEED***

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

Brian Healy and Michaela Healy, husband and wife as joint tenants

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

Robert J. Luca and Diane K. Luca, as Trustees of the Robert J. and Diane K. Luca Family Trust

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

**LOT 25B, OF LAKE VILLAGE UNIT NO. 2C, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 10, 1972, IN BOOK 97, AT PAGE 442, AS DOCUMENT NO. 58124 AND AMENDED APRIL 27, 1973, IN BOOK 473, PAGE 1145, AS DOCUMENT NO. 65826; AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1978 IN BOOK 178, PAGE 1838, AS DOCUMENT NO. 17211 AND ON THE 2ND AMENDED SUBDIVISION MAP OF LAKE VILLAGE UNIT 2-C RECORDED OCTOBER 25, 1978, IN BOOK 1078, PAGE 1994, AS DOCUMENT NO. 26689, IN THE OFFICE OF THE COUNTY 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.

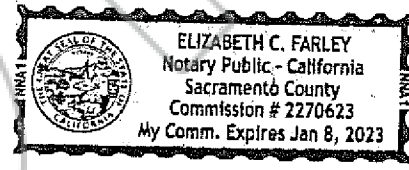
Brian Healy  
Brian Healy

Michaela Healy  
Michaela Healy

STATE OF California )  
                  NEVADA (W) )  
COUNTY OF (W) WASHOE ) : ss.  
                  Sacramento )

This instrument was acknowledged before me on 06/24/2022 by **Brian Healy and Michaela Healy.**

Elizabeth Farley  
Notary Public  
(My commission expires: 01/08/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 15836-2653751.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-23-212-007  
 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: \$975,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$975,000.00  
 d) Real Property Transfer Tax Due \$3,802.50

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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Brian Healy and Michaela Healy  
 Address: 112 Cobb Court  
 City: Folsom  
 State: CA Zip: 95630

Print Name: Robert J. and Diane K. Luca Family Trust  
 Address: 6525 Goya Way  
 City: El Dorado Hills  
 State: CA Zip: 95762

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

First American Title Insurance  
 Print Name: Company  
 Address: 5310 Kietzke Lane, Suite 100  
 City: Reno

File Number: 15836-2653751 PB/ AW  
 State: NV Zip: 89511

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