

APN: 1220-17-616-008

**Return Document to:**  
Cross Law Group  
611 Sierra Rose Drive, Suite B  
Reno, NV 89511

**Send tax statements to:**  
The Messina Family Trust  
1113 Secret Court  
Gardnerville, NV 89460

## GRANT, BARGAIN, and SALE DEED

*FOR NO CONSIDERATION*, the receipt and adequacy of which is hereby acknowledged, Frank Messina and Cathy Messina, husband and wife, as joint tenants with right of survivorship;

Do(es) hereby *GRANT, BARGAIN, and SELL* to:  
Franceso Joseph Messina and Catherine Louise Messina, as Trustees of The Messina Family Trust dated September 22, 2022;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

*SUBJECT* to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

*TO HAVE AND TO HOLD* the said premises 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.

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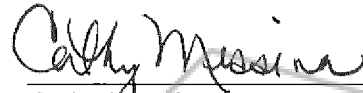
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Dated September 22, 2022

Signed, sealed, and delivered by:

  
Frank Messina

  
Cathy Messina


ACKNOWLEDGMENT

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On September 22, 2022, Frank Messina and Cathy Messina, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

[ SEAL ]

  
Notary Public

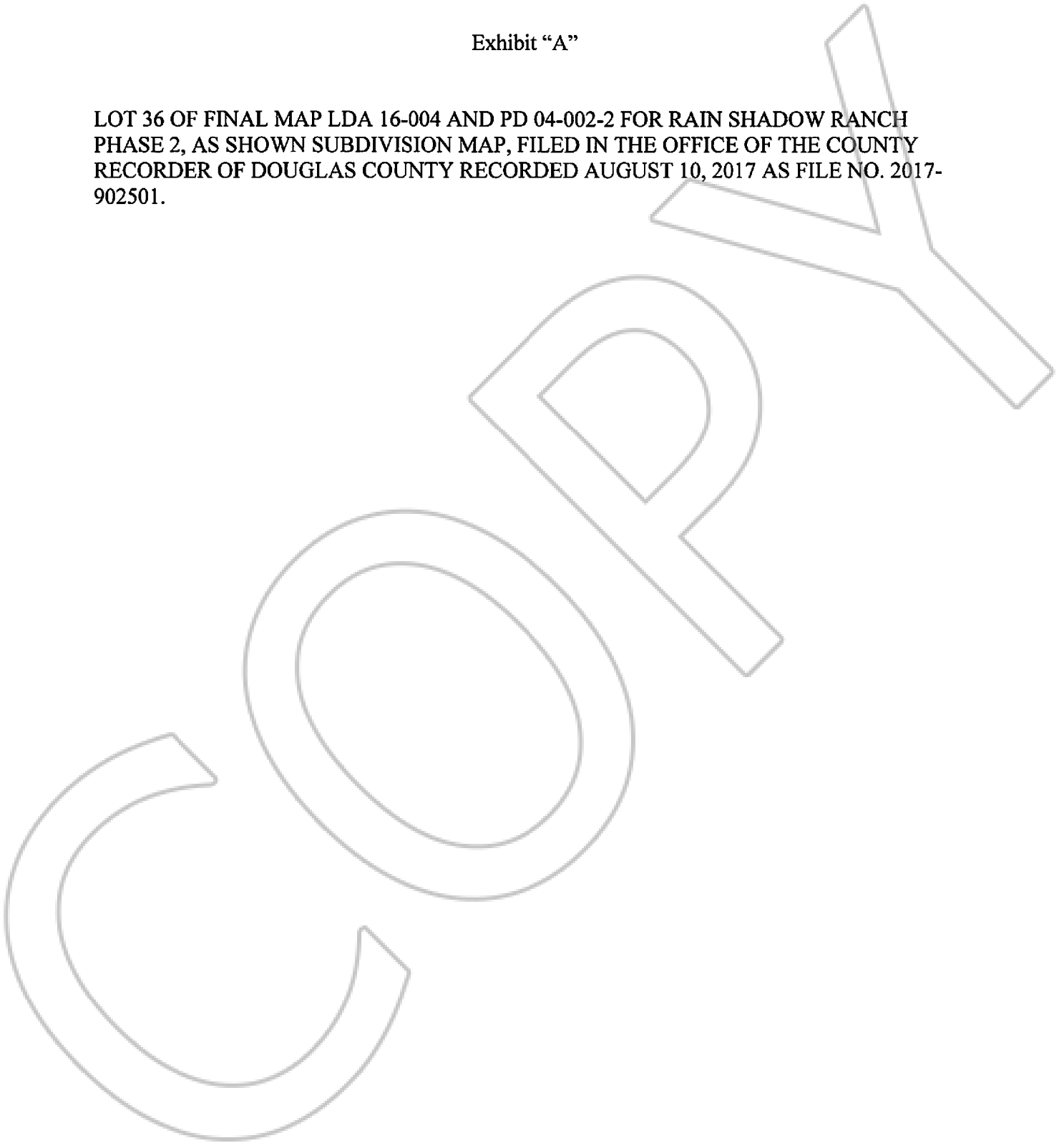


This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated September 22, 2022.

**LEGAL DESCRIPTION**

Exhibit "A"

LOT 36 OF FINAL MAP LDA 16-004 AND PD 04-002-2 FOR RAIN SHADOW RANCH PHASE 2, AS SHOWN SUBDIVISION MAP, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY RECORDED AUGUST 10, 2017 AS FILE NO. 2017-902501.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1220-17-616-008
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Townhome
- d)  2-4 Plex
- e)  Apt. Building
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home

Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 9/23/22 Trust Ok~A.B.

- 3. a. Total Value /Sales Price of Property: \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ (0.00)
- c. Transfer Tax Value: \$ 0.00
- d. 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: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_

The undersigned declare and acknowledge, 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: Attorney

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Frank Messina and Cathy Messina  
 Address: 1113 Secret Court  
 City: Gardnervill  
 State: NV Zip: 89460

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

Print Name: Franceso Joseph Messina and Catherine Louise Messina, Trustees  
 Address: 1113 Secret Court  
 City: Gardnervill  
 State: NV Zip: 89460

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

Print Name: Cross Law Group, PC Escrow #: \_\_\_\_\_  
 Address: 611 Sierra Rose Drive, Suite B  
 City: Reno State: NV Zip: 89511

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