

DOUGLAS COUNTY, NV **2022-991556**  
RPTT:\$5070.00 Rec:\$40.00  
\$5,110.00 Pgs=3 11/10/2022 11:17 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Jeffrey P Tutino  
Dayna C Tutino  
1815 Sterling Ranch Dr  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2204260-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-01-002-057  
R.P.T.T. \$5,070.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Drew Aguilar and Charleen M Aguilar, Husband and Wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Jeffrey P Tutino and Dayna C Tutino, Trustees of the Jeffrey and Dayna Tutino 2022 Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.



Drew Aguilar

Charleen M. Aguilar  
Charleen M Aguilar

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/9/2022  
by Drew Aguilar and Charleen M Aguilar

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02204260.



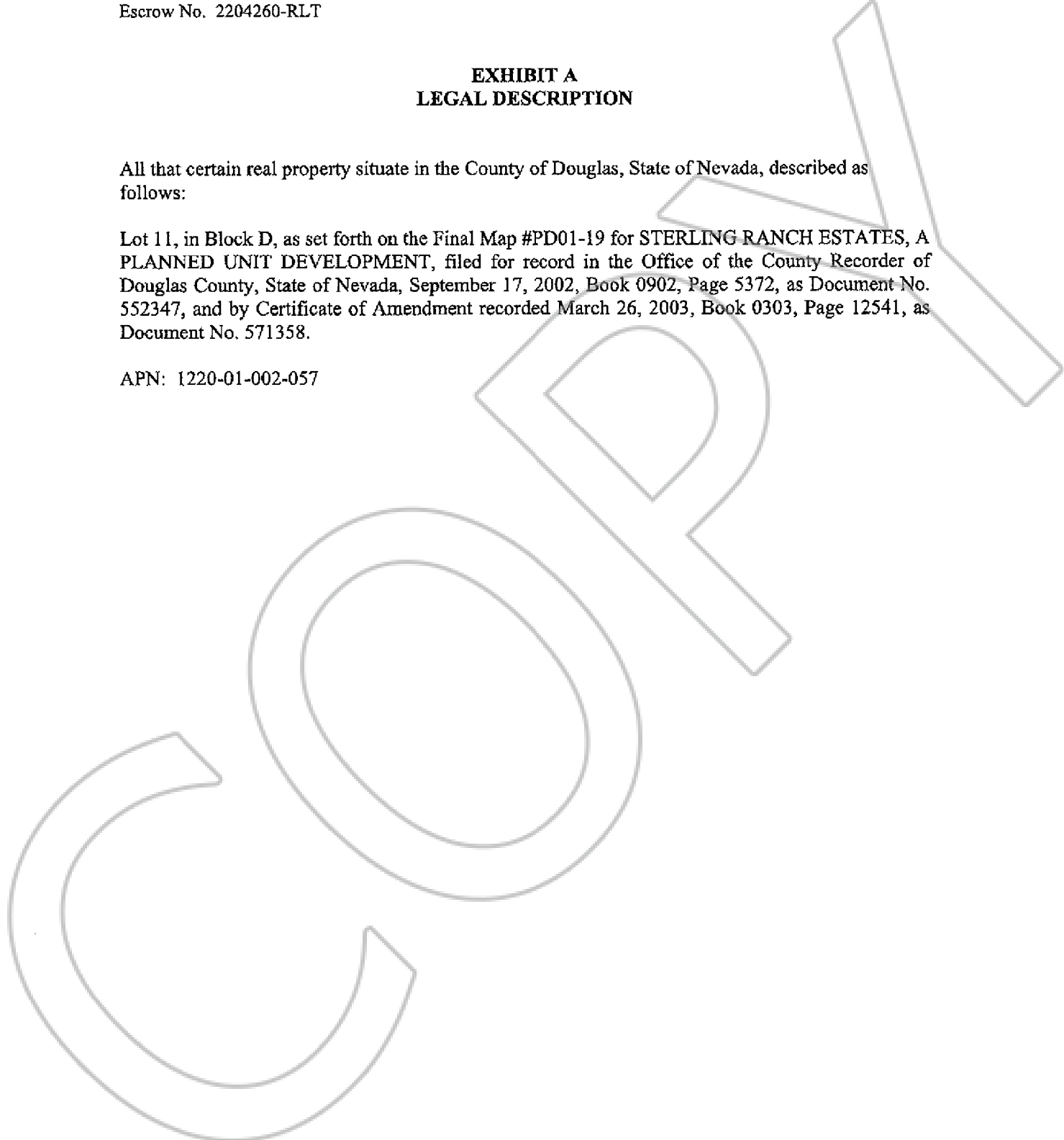
Escrow No. 2204260-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 11, in Block D, as set forth on the Final Map #PD01-19 for STERLING RANCH ESTATES, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, September 17, 2002, Book 0902, Page 5372, as Document No. 552347, and by Certificate of Amendment recorded March 26, 2003, Book 0303, Page 12541, as Document No. 571358.

APN: 1220-01-002-057



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-01-002-057  
 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: _____	

3. a. Total Value/Sales Price of Property:                      \$ 1,300,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 1,300,000.00  
 d. Real Property Transfer Tax Due:                            \$ 5,070.00

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

5. Partial Interest: Percentage being transferred 00 %

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Drew Aguilar & Charleen M Aguilar  
 Address: 698 Hwy 88  
 City: Gardnerville NV 89460  
 State: Zip:

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

Print Name: Jeffrey P Tutino and Dayna C Tutino, Trustees of the Jeffrey and Dayna Tutino 2022 Trust  
 Address: 1815 Sterling Ranch Dr  
 City: Gardnerville NV 89410  
 State: Zip:

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204260-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED