

DOUGLAS COUNTY, NV **2022-991558**
RPTT:\$1345.50 Rec:\$40.00
\$1,385.50 Pgs=4 11/10/2022 11:19 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Jeffrey P Tutino
Dayna C Tutino
11652 Fenwick Pl
Dublin, CA 94568

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2204240-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.: 1220-21-710-134
R.P.T.T. \$1,345.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Charlene A. McHale, Surviving Co-Trustee of The McHale Family Trust dated August 3, 2016

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.

Charlene A. McHale, Trustee of The
McHale Family Trust dated August 3,
2016

Charlene A. McHale
Charlene A McHale, Surviving Co-
Trustee

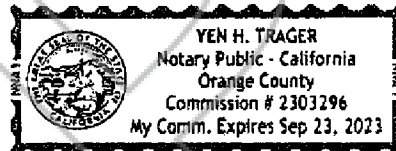
STATE OF ~~NEVADA~~ ^{California}
COUNTY OF ~~DOUGLAS~~ ^{Orange}

§ SS:

This instrument was acknowledged before me on
by Charlene A. McHale, Surviving Co-Trustee

10/31/2022

Yen H. Trager
NOTARY PUBLIC Yen H. Trager



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204240.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

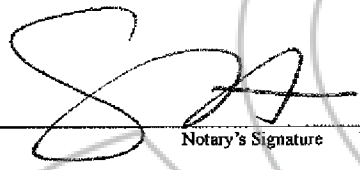
State of California }
County of Orange } SS.

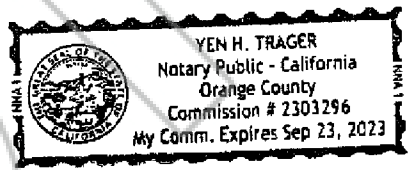
On 10/31/2022 before me, Yen H. Trager, Notary Public,
personally appeared, Charlene A. McHale

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary's Signature Yen H. Trager



(seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document:

Grant, Bargain, Sale Deed

(Title or description of attached document)

(Title or description of attached document continued)

Date of Document: 10/31/2022

Number of Pages: 3

(additional information)

CAPACITY CLAIMED BY SIGNER:

- Individual(s) Partner(s) Attorney-in-Fact Trustee(s)
- Corporate Officer _____
- Other _____

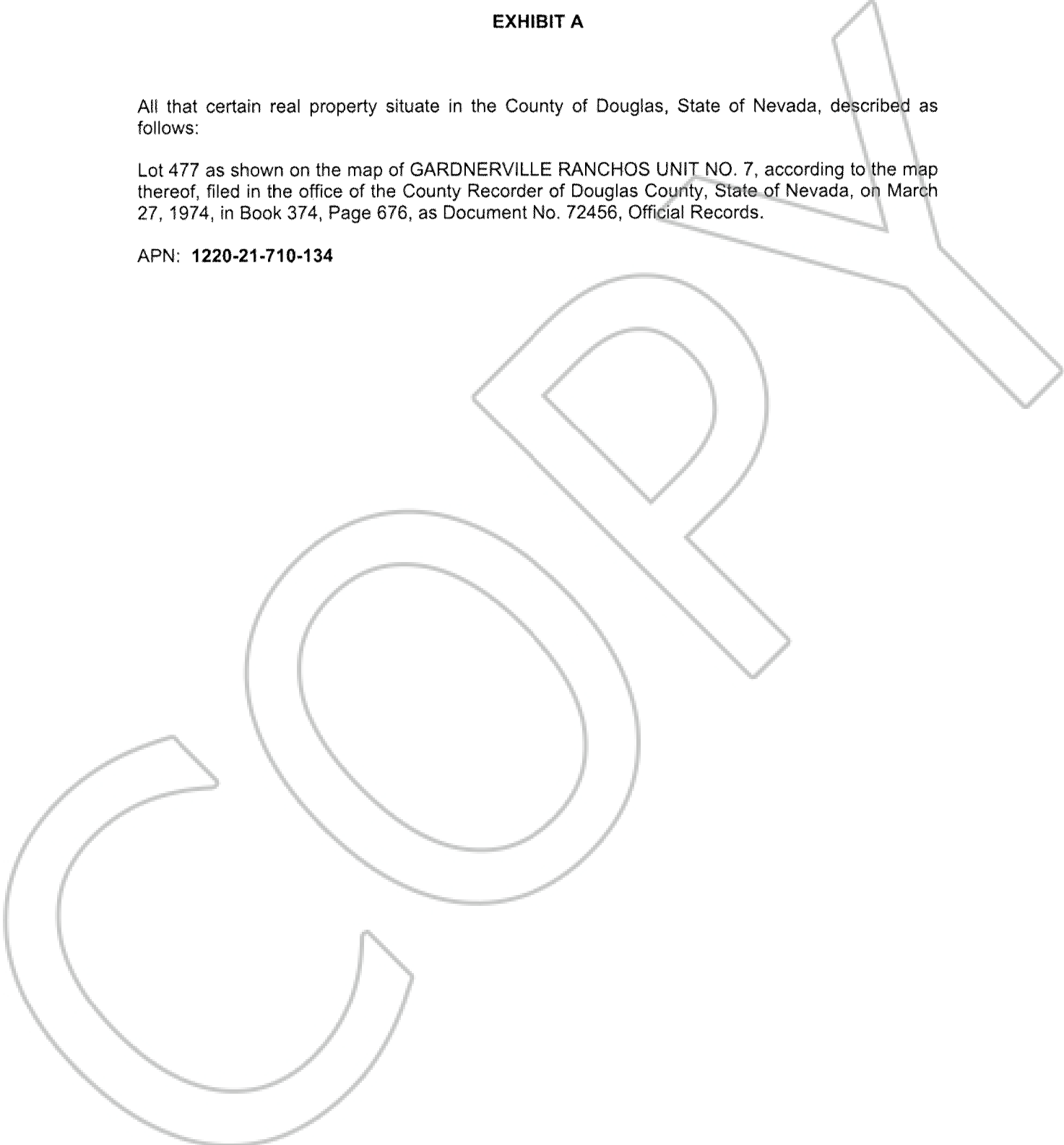
Order No.: 02204240-RLT

EXHIBIT A

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

Lot 477 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: 1220-21-710-134



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-21-710-134
 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: \$ 345,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 345,000.00
 d. Real Property Transfer Tax Due: \$ 1,345.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Charlene A. McHale, Surviving Co-Trustee of The McHale Family Trust dated August 3, 2016
 Address: 12242 Skyline Dr
 City: Santa Ana
 State: CA Zip: 92705

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jeffrey P Tutino and Dayna C Tutino, Trustees of the Jeffrey and Dayna Tutino 2022 Trust
 Address: 11652 Fenwick Pl
 City: Dublin
 State: CA Zip: 94568

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204240-020-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