

DOUGLAS COUNTY, NV **2023-1001232**
RPTT:\$3116.10 Rec:\$40.00
\$3,156.10 Pgs=2 **10/06/2023 10:11 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1319-03-414-006
R.P.T.T.	\$3,116.10
File No.:	2139556 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Aaron S. Cowee	
302 N. Minnesota Street	
Carson City, NV 89703	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Peggy Assereto, Successor Trustee of The Louise F. Molinelli Trust, dated September 6, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Aaron S. Cowee, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 5, In Block D, as set forth on the Final Map#99-034-4 for, HIGH MEADOWS UNIT NO. 2, GENOA LAKES, PHASE 4, a Planned Unit Development, Recorded June 24, 2002 in Book 0602 of Official Records at Page 7600, Douglas County, Nevada as Document No. 545421.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 2, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Louise F. Molinelli Trust

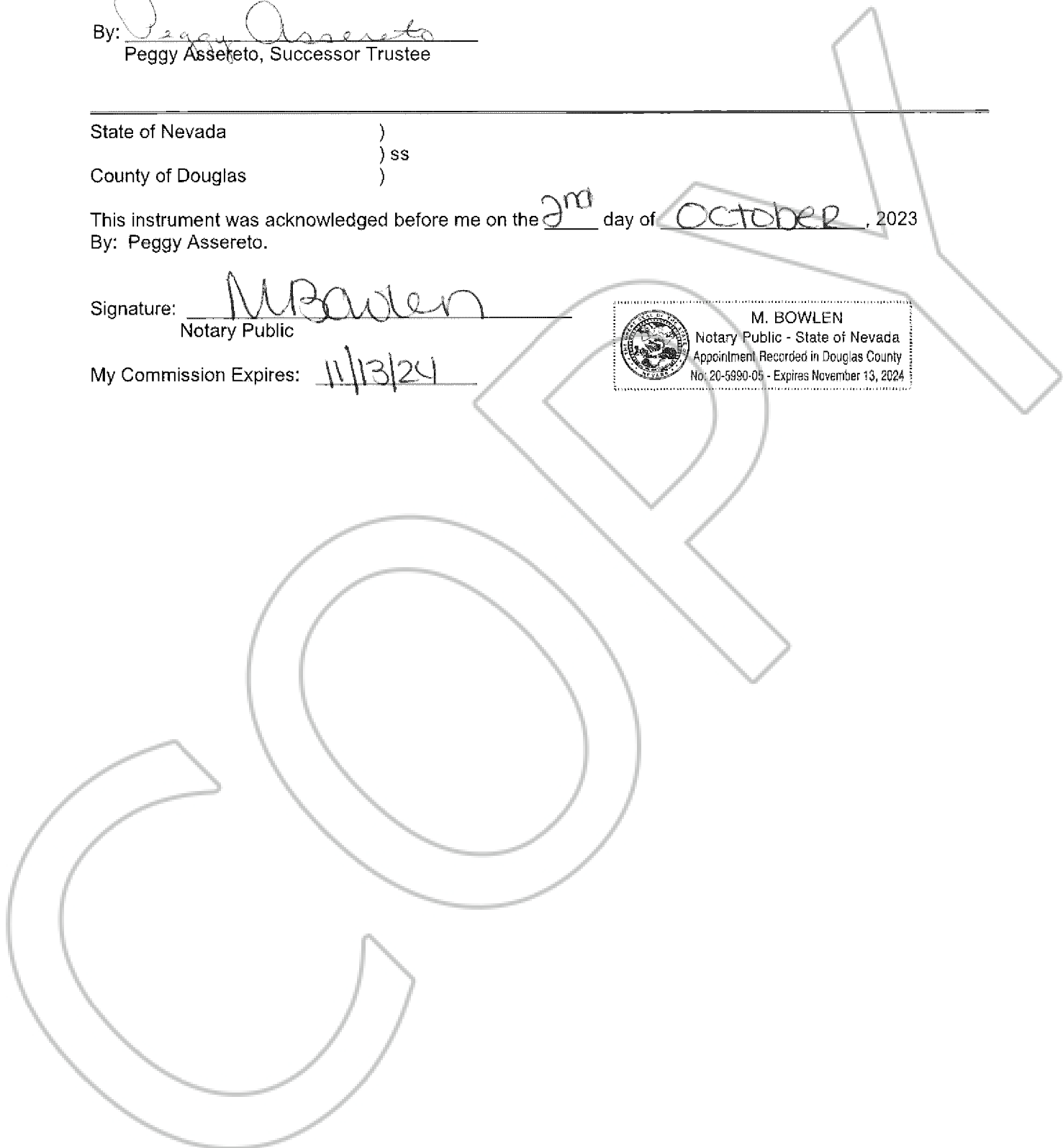
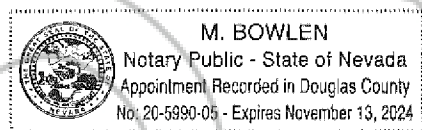
By: Peggy Assereto
Peggy Assereto, Successor Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 2nd day of October, 2023
By: Peggy Assereto.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-03-414-006
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 799,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 799,000.00
 d. Real Property Transfer Tax Due \$ 3,116.10

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 MBawlen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Peggy Assereto, Successor Trustee of
The Louise F. Molinelli Trust, dated
September 6, 2020
 Address: P.O. Box 1307
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Aaron S. Cowee
 Address: 302 N. Minnesota Street
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2139556 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410