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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1320-33-714-027

**Recording requested by:** )  
James Philip Colatorti )  
1324 Brooke Way )  
Gardnerville, NV 89410 )

**When recorded mail to:** )  
James Philip Colatorti )  
PO Box 3023 )  
Gardnerville, NV 89410 )

**Mail tax statement to:** )  
James Philip Colatorti )  
PO Box 3023 )  
Gardnerville, NV 89410 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

JAMES PHILIP COLATORTI, who took title as JAMES P. COLATORTI, a single man,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

JAMES PHILIP COLATORTI, Trustee, or his successors in Trust, under the JAMES PHILIP COLATORTI REVOCABLE LIVING TRUST, dated October 12, 2023, and any amendments thereto.

ALL his interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, 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.

Legal Description:

Lot 27, Block D, as set forth on FINAL SUBDIVISION MAP No. 1006-6 for CHICHESTER ESTATES, PHASE 6, filed in the office of the County Recorder of Douglas County, Nevada and recorded February 16, 2000 in Book 0200, Page 2552, as Document No. 486411.

**NOTE:** The above metes and bounds description appeared previously in that certain Corporation Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on December 28, 2000, as Document No. 0505899 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

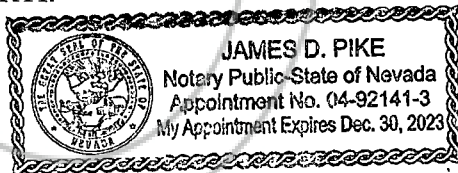
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on October 12, in the county of Douglas, state of Nevada.

  
 \_\_\_\_\_  
 JAMES PHILIP COLATORTI

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on this October 12, by JAMES PHILIP COLATORTI.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-714-027  
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: <u>10/31/23</u>	
Notes: <u>Just on 48</u>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

**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, if the transfer is made without consideration.

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 *James P. Colatorti* Capacity Grantor/Grantee

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

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

Print Name: JAMES PHILIP COLATORTI  
 Address: PO Box 3023  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: JAMES PHILIP COLATORTI TRUSTEE  
 Address: PO Box 3023  
 City: \_\_\_\_\_ Gardnerville  
 State: NV Zip: 89410

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_