

APN: 1219-23-001-049
RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER

E07

GRANTEES/MAIL TAX STATEMENTS TO:
Matthew A. Filice and
Melody J. Filice, Trustees
1362 US HWY 395 N Suite 102-416
Gardnerville, NV 89410

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on January 6, 2023, by and between MATTHEW A. FILICE and MELODY J. FILICE, husband and wife as joint tenants, grantors, and MATTHEW A. FILICE and MELODY J. FILICE, Trustees of THE MATTHEW AND MELODY FILICE FAMILY TRUST, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in the County of Douglas, State of Nevada, and more particularly described as follows:

PARCEL 11A AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR PEGGY JEAN QUINLAN LIVING TRUST, DATED 9-23-05 & JOSEPH L. ANGEL TRUST, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 4, 2008 IN BOOK 0208, PAGE 256 AS FILE NO. 717339, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 11 AND LOT 12 AS SAID LOTS ARE SHOWN ON THE AMENDED MAP LOTS 4 THROUGH 13 INDIAN ROAD RANCH ESTATES, RECORDED BOOK 178 AT PAGE 1660 AS DOCUMENT NO. 17107 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 11, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INDIAN TRAIL ROAD WHICH IS A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 206.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS S. 54°10'38" E.; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 07°09'13" AN ARC DISTANCE OF 24.97 FEET TO A POINT OF COMPOUND CURVATURE, SAID COMPOUNDING CURVE BEING CONCAVE TO THE NORTHWEST BEARS 61°19'51" E.; THENCE NORTHEASTERLY ALONG SAID COMPOUNDING CURVE THROUGH A CENTRAL ANGLE OF 03°17'49" AN ARC DISTANCE OF 47.43 FEET TO A POINT ON SAID CURVE, A RADIAL LINE THROUGH SAID POINT BEARS S. 64°31'40" E.; THENCE S. 68°05'50" E.; THENCE 2°08'47" E., 531.49 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY ALONG SAID SOUTHERLY LINE S. 74°39'47" W., 398.70 FEET; THENCE N. 49°32'28" W., 394.25 FEET TO THE POINT OF BEGINNING.

NOTE: DOCUMENT NO. 941199 IS PROVIDED PURSUANT TO THE REQUIREMENTS OF SECTION 6 NRS 111.312.


(Pursuant to NRS 111.312 this legal description was previously recorded on December 9, 2022, as Document No. 2022-992227 in the records of the Office of the Recorder of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

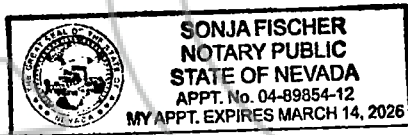
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

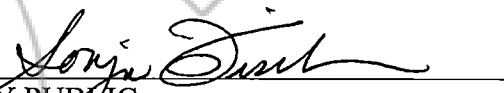

MATTHEW A. FILICE


MELODY J. FILICE

STATE OF NEVADA)
 : ss.
CARSON CITY)

On January 6, 2023, personally appeared before me, a notary public, MATTHEW A. FILICE and MELODY J. FILICE, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.




NOTARY PUBLIC

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1219-22-001-002
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - 9

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 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 a trust without consideration if a certificate of trust is presented at the time of transfer. See Affidavit of Certification of Trust.

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 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 _____ Capacity Agent
 Signature _____ Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Matthew A. Filice and Melody J. Filice Print Name: Matthew A. Filice and Melody J. Filice, Trustees
 Address: 1362 US HWY 395 N. Suite 102-416 Address: 1362 US HWY 395 N. Suite 102-416
 City: Gardnerville City: Gardnerville
 State: NV Zip: 89410 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702