

DOUGLAS COUNTY, NV

**2023-993427**

RPTT:\$0.00 Rec:\$40.00

**01/25/2023 01:31 PM**

\$40.00 Pgs=4

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

E07

APN: 1318-15-111-020

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD  
Post Office Box 3390  
Lake Tahoe, NV 89449 3390

**MAIL TAX STATEMENTS TO:**

Britton A. Niglio  
Post Office Box 11765  
Zephyr Cove, NV 89448

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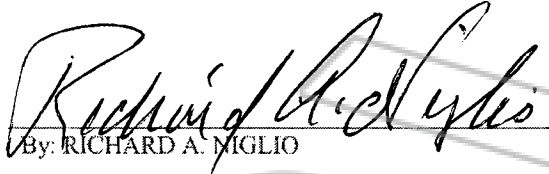
**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD A NIGLIO as Trustee of the Richard A Niglio Revocable Trust u/a/d 03/21/03, ("Grantor") does hereby GRANT, BARGAIN, SELI and CONVEY to BRITTON A. NIGLIO, a married man as his sole and separate property ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever

DATED this 11 day of January 2023.

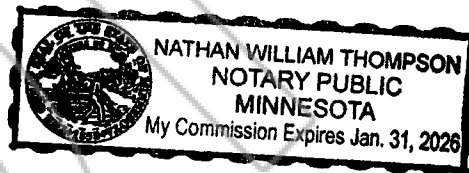
  
By: RICHARD A. MIGLIO

STATE OF MINNESOTA)  
  ) ss.  
COUNTY OF Hennepin )

This instrument was acknowledged before me on Jan 11, 2023,  
by RICHARD A. NIGLIO.

WITNESS my hand and official seal.

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



**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL NO. 1**

Lot 71, as shown on the Official Plat of PINEWILD, UNIT NO. 2, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada on October 23, 1973, as Document No. 69660.

**PARCEL NO. 2**

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.

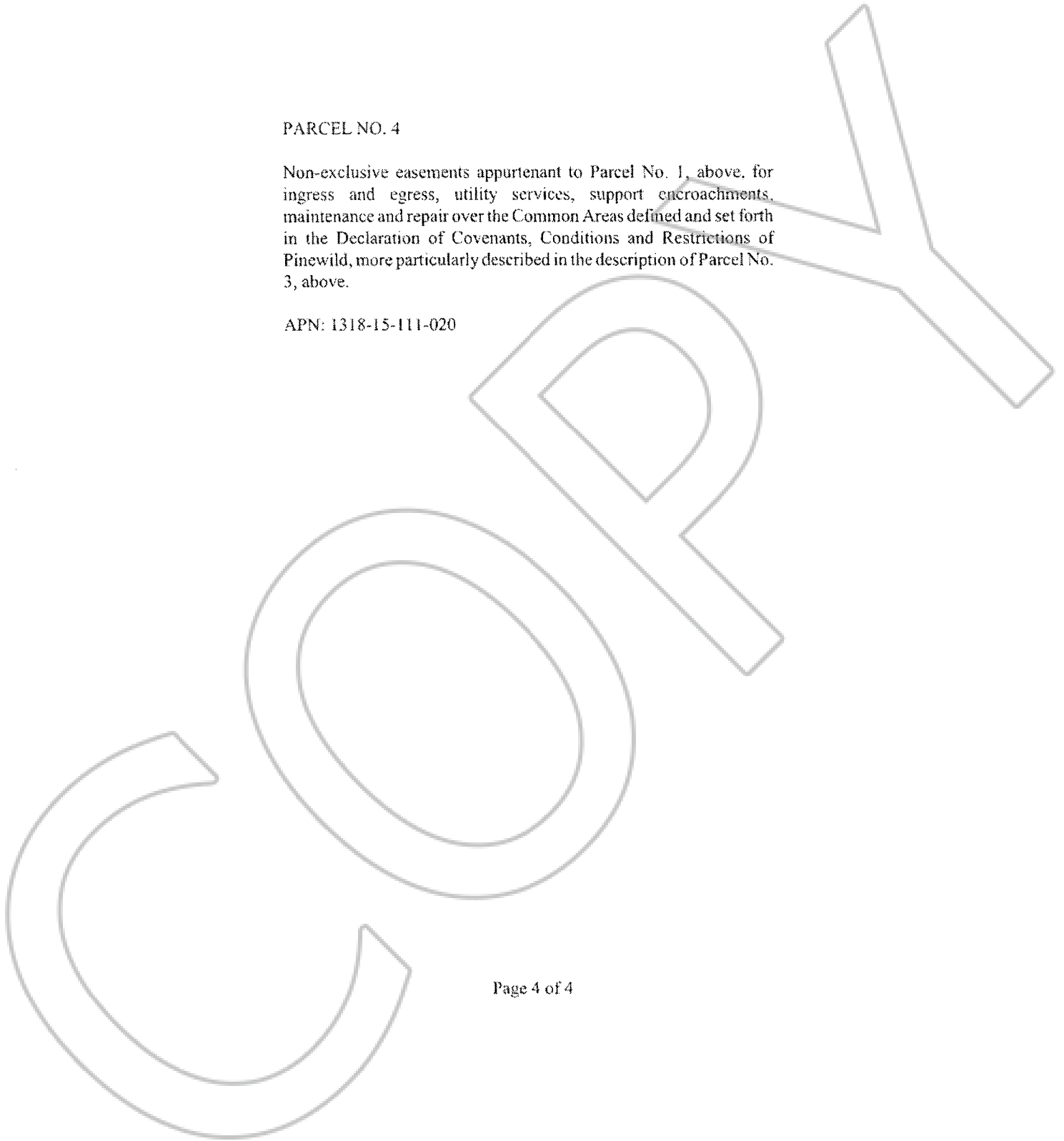
**PARCEL NO. 3**

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417 - 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, A CONDOMINIUM project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions PINEWILD, A CONDOMINIUM project, recorded March 9, 1977 in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):  
(a) 1318-15-111-020  
(b) \_\_\_\_\_  
(c) \_\_\_\_\_  
(d) \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_ Verified Trust - js

2. Type of Property:  
(a)  Vacant Land  (b) SFR  
(c)  Condo/Townhouse  (d) 2-4 Plex  
(e)  Apartment Building  (f) Commercial/Ind.  
(g)  Agricultural  (h) Mobile Home  
(i)  Other: \_\_\_\_\_

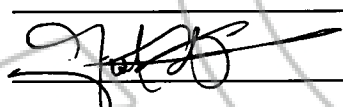
3. Total Value/Sale Price of Property: \$ 1,000,000.00  
Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_  
Transfer Tax Value: \$ 0  
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090(7).  
b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 Seller, \_\_\_\_\_  
Signature:  Capacity Buyer, Attorney for Buyer

**SELLER (GRANTOR) INFORMATION**  
(Required)

Name Richard A. Niglio, Trustee  
Address 308 Waycliff North  
City/State/Zip Wayzata, MN 55391

**BUYER (GRANTEE) INFORMATION**  
(Required)

Name Britton A. Niglio  
Address Post Office Box 11765  
City/State/Zip Zephyr Cove, Nevada 89448

**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.  
Address: Post Office Box 3390  
Lake Tahoe, NV 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)