

<b>A.P.N. No.:</b>	1022-09-002-015
<b>R.P.T.T.</b>	\$2,340.00
<b>File No.:</b>	
<b>Recording Requested By:</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
John H. Pallavicini and Patricia Montenegro	
283 Elsie Drive	
Danville, CA 94526	



SHAWNYNE GARREN, RECORDER

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John H. Pallavicini, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John H. Pallavicini, an unmarried man and Patricia Montenegro, an un married woman, as joint tenants with rights of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 3, in Block N, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document no. 50212.

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: 2-9-23

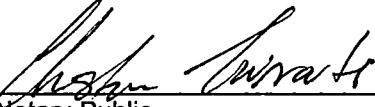
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

  
\_\_\_\_\_

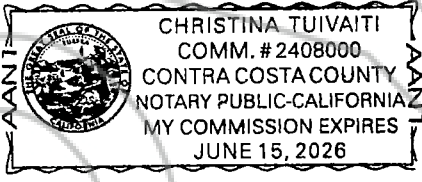
John H. Pallavicini

State of California )  
  ) ss  
County of )  
Contra Costa )

This instrument was acknowledged before me on the 09<sup>th</sup> day of February, 2023  
By: John H. Pallavicini

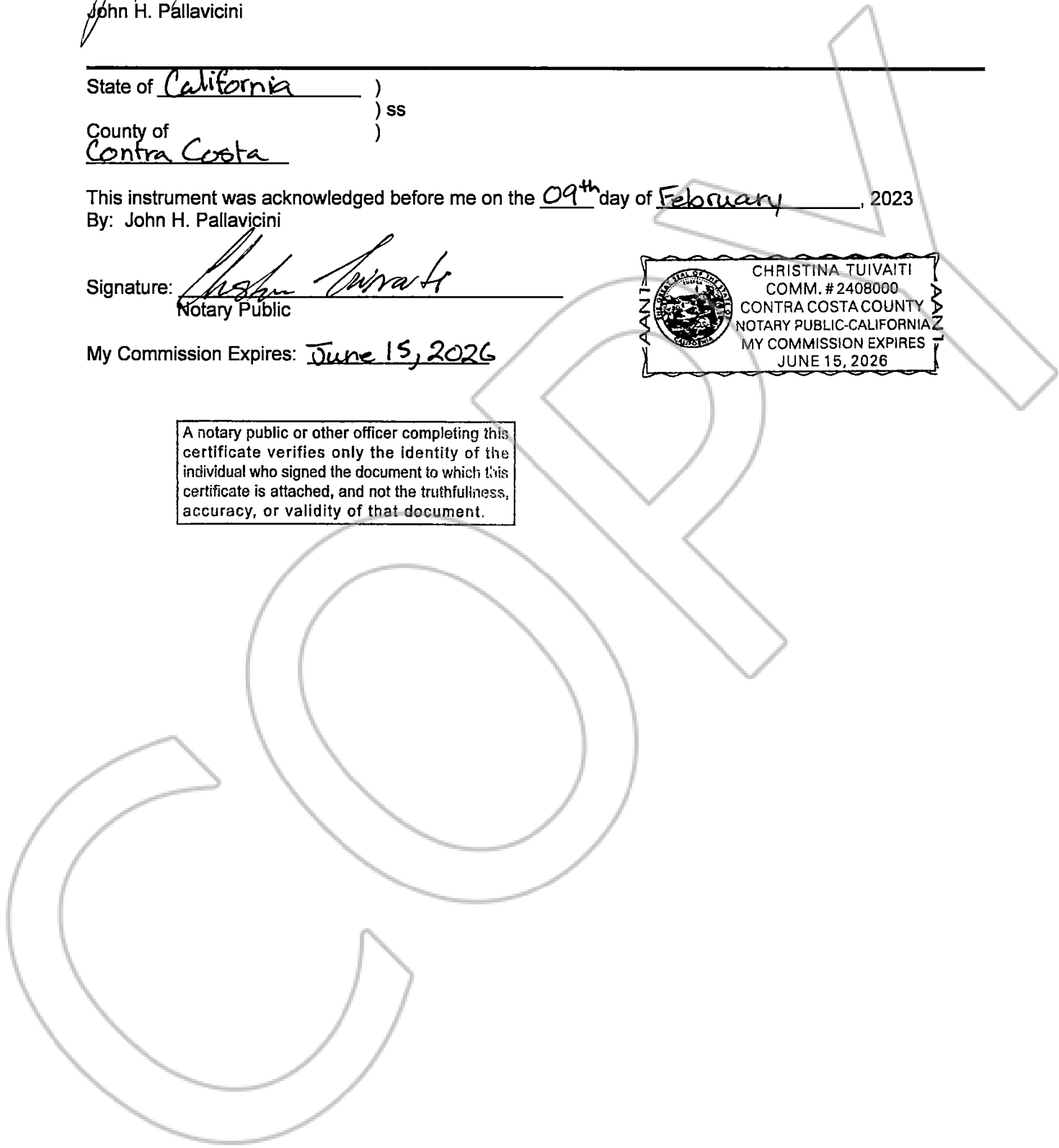
Signature:   
\_\_\_\_\_

Notary Public



My Commission Expires: June 15, 2026

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 NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-09-002-015  
 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                      \$ 194,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value:    \$ 194,000.00  
 d. Real Property Transfer Tax Due                                      \$ 756.60

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 *John H. Pallavicini*                      Capacity \_\_\_\_\_                      Grantor/Grantee \_\_\_\_\_  
 John H. Pallavicini  
 Signature \_\_\_\_\_                      Capacity \_\_\_\_\_

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

Print Name: John H. Pallavicini  
 Address: 283 Elsie Drive  
 City: Danville  
 State: CA    94526

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

Print Name: John H. Pallavicini and Patricia Montenegro  
 Address: 283 Elsie Drive  
 City: Danville  
 State: CA    94526

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

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