

DOUGLAS COUNTY, NV **2023-995644**
RPTT:\$43680.00 Rec:\$40.00
\$43,720.00 Pgs=2 **04/17/2023 11:50 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1318-16-810-002
R.P.T.T.: \$43,680.00
Escrow No.: 22032505-DR
When Recorded Return To:
Nicole Piccinini Pesco Living Trust dated
September 10, 2014
6973 Carver Road
Modesto, CA 95356

Mail Tax Statements to:
Nicole Piccinini Pesco Living Trust dated
September 10, 2014
6973 Carver Road
Modesto, CA 95356

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Peter E. Sprock and Julie Sprock, Trustees of The Sprock Living Trust dated August 18, 2014

do(es) hereby Grant, Bargain, Sell and Convey to

Nicole Pesco, Trustee of Nicole Piccinini Pesco Living Trust dated September 10, 2014

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

Lots 82 & 83, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 5th, 1927, as Document 001 and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002 and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

Reference is hereby made to that certain Reversion to Acreage Map, recorded October 23, 2013, as Document No. 2013-832487, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1318-16-810-002

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 12 day of April, 2023.

The Sprock Living Trust dated August 18, 2014

BY: Peter E. Sprock
Peter E. Sprock
Trustee

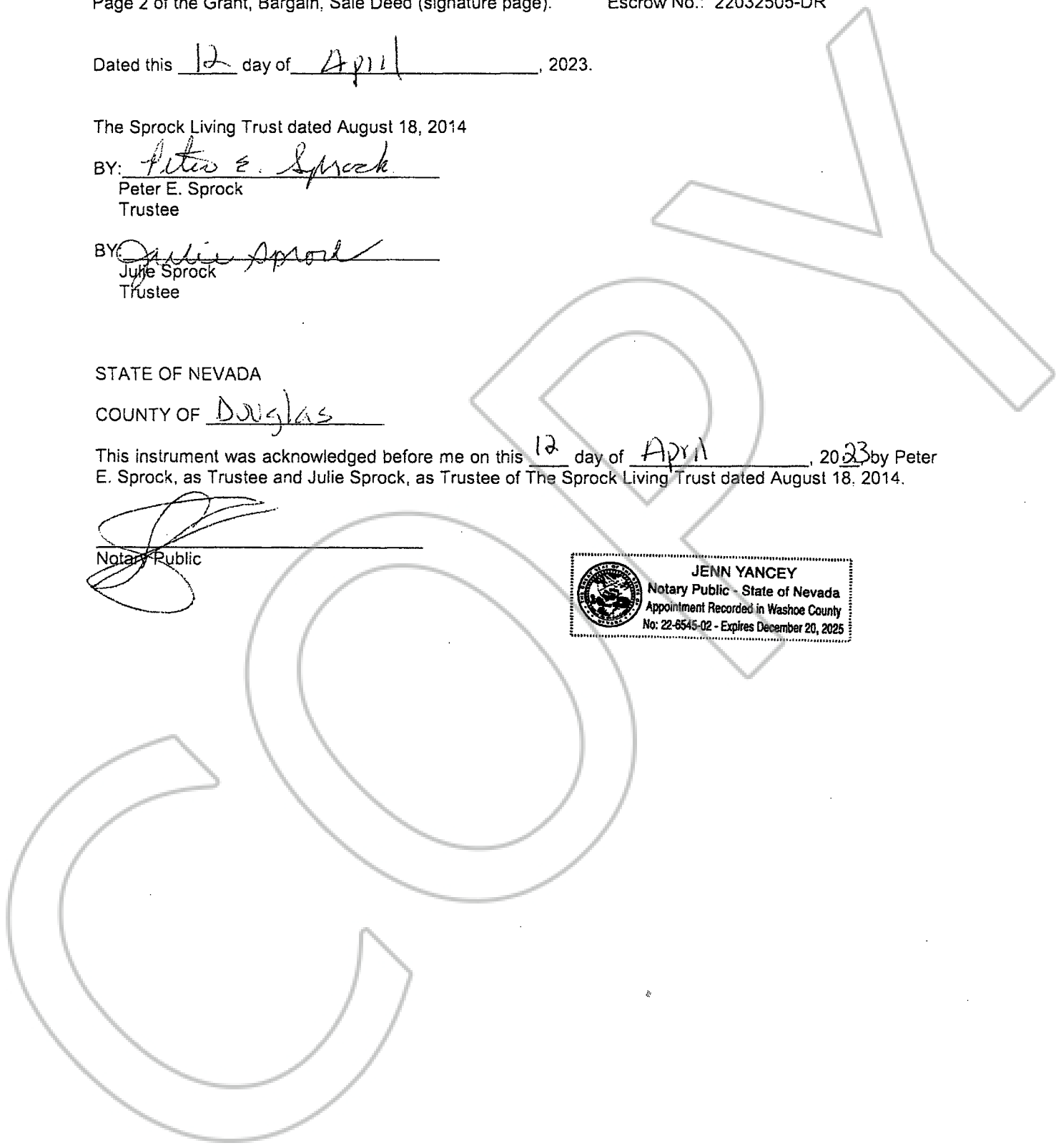
BY: Julie Sprock
Julie Sprock
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 12 day of April, 2023 by Peter E. Sprock, as Trustee and Julie Sprock, as Trustee of The Sprock Living Trust dated August 18, 2014.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-16-810-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$11,200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$11,200,000.00
 d. Real Property Transfer Tax Due: \$43,680.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Peter E. Sprock* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Peter E. Sprock and Julie Sprock, Trustees of The Sprock Living Trust dated August 18, 2014
 Address: 450 Reno Avenue
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Nicole Pesco, Trustee of Nicole Piccinini Pesco Living Trust dated September 10, 2014
 Address: 6973 Carver Road
 City: Modesto
 State: California Zip: 95356

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22032505-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED