

APN#0923-08-000-011

**Recording Requested by:**

Name: MEISSNER, JOSEPH PALLEY RUGGLES  
Address: 1555 River Park Drive, #108  
City/State/Zip: Sacramento, CA 95815



SHAWNYNE GARREN, RECORDER

E07

**When Recorded Mail to:**

Name: MEISSNER, JOSEPH PALLEY RUGGLES  
Address: 1555 River Park Drive, #108  
City/State/Zip: Sacramento, CA 95815

( for Recorder's use only )

**Mail Tax Statement to:**

Name: Andrew Tonarelli  
Address: Andrew Tonarelli  
City/State/Zip: Andrew Tonarelli

GRANT, BARGAIN, AND SALE DEED

( Title of Document )

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Grantor  
Title

George Robert Tonarelli  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

**ASSESSORS'S PARCEL NO. 0923-08-000-011**

**WHEN RECORDED MAIL TO:**

Jennifer Rouse, ESQ.  
MEISSNER, JOSEPH PALLEY RUGGLES, INC.  
1555 River Park Drive, #108  
Sacramento, CA 95815

**MAIL TAX STATEMENTS TO:**

Andrew Tonarelli  
7963 Archer Ave  
Fair Oaks, CA 95628

Space Above This Line Reserved for Recorder's Use

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GEORGE ROBERT TONARELLI, Trustee under the RESIDUAL TRUST UTA ORENO J. TONARELLI and MARY ANGELINA TONARELLI FAMILY TRUST dated SEPTEMBER 13, 1993 (herein, "Grantor"), whose address is 4801 Shenango Way, Elk Grove, CA 95758, hereby GRANTS, BARGAINS, SELLS, AND CONVEYS to

ANDREW TONARELLI, a married man as his sole and separate property, whose address is 7963 Archer Ave, Fair Oaks, CA 95628

SCOTT TONARELLI, a married man as his sole and separate property, whose address is 4109 Black Oak Drive, Shingle Springs, CA 95682

COURTNEY TONARELLI, a single woman, whose address is

LISA TONARELLI, a single woman, whose address is

CODY TONARELLI, a married man as his sole and separate property, whose address is

JESSIE TONARELLI, a single man, whose address is

all of Grantor's right, title, and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

Legal Description:

The Southeast quarter of the Southwest quarter of Section 8, Township 9 North, Range 23 East, Mount Diablo Base and Meridian.

RESERVING THEREFROM, an easement for road and utility purposes to be used in common with others, over the North, South, East, and West 10 feet thereof.

Per NRS 111.312, this legal description was previously recorded in Book 896 on Page 1547 on August 8, 1996, in the office of the Recorder of Douglas County, Nevada.

Assessor Parcel Number: 0923-08-000-011  
Property Address: unincorporated area; address unknown

TOGETHER with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, reminders, rents, issues, or profits thereof.

**GRANTOR:**

RESIDUAL TRUST UTA ORENO J. TONARELLI  
AND MARY ANGELINA TONARELLI FAMILY  
TRUST dated September 13, 1993

Dated: 12/22/2022



George Robert Tonarelli, Trustee

**ACKNOWLEDGEMENT**

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.

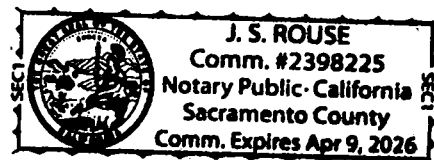
STATE OF CALIFORNIA        }  
  }  
COUNTY OF SACRAMENTO    }

On 12/22/2022, before me, J.S. Rouse, a Notary Public, personally appeared George Robert Tonarelli, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 0923-08-000-011  
 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: <u>Verbal Trust</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Trust Transfer 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 [Signature] Capacity: Grantor/Trustee  
 Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: TRUSTEE OF THE RESIDUAL TRUST  
 Address: 4801 Shenando Way  
 City: EIK GROVE  
 State: CA Zip: 95738

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andrew Tonarelli  
 Address: 8164 MONTE PARK AVE  
 City: FAIR OAKS  
 State: CA Zip: 95628

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Residual Trust Escrow # \_\_\_\_\_  
 Address: 4801 Shenando Way  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED