

A.P.N.: 1320-02-001-064
File No: 143-2664460 (et)
R.P.T.T.: \$3,451.50



SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Toni & Wesley Velez and Leo & Marie Velez
PO Box 584
Mountain View, CA 94042

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mark A. Costa and Terri A. Costa, Trustees of the M. and T. Costa Family Trust, dated June 23, 2021, and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Toni Velez and Wesley B. Velez, wife and husband as joint tenants with right of survivorship and Leo Velez and Marie Velez, husband and wife as joint tenants with right of survivorship, all as tenants in common

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A:

PARCEL 1 ON THAT CERTAIN PARCEL MAP FOR JIM ENEARL RECORDED JULY 21, 1978, IN BOOK 778 AT PAGE 1186 AS FILE NO. 23192, DOUGLAS COUNTY, NEVADA.

PARCEL B:

TOGETHER WITH A 50 FOOT EASEMENT AS SHOWN ON SAID PARCEL MAP FOR DON ROOKER AND PARCEL MAP RECORDED APRIL 21, 1978, IN BOOK 478 AT PAGE 1255 AS FILE NO. 19853, DOUGLAS COUNTY, NEVADA.

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

Subject to

1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Mark A. Costa and Terri A. Costa, Trustees of
the M. and T. Costa Family Trust, dated June
23, 2021, and any amendments thereto

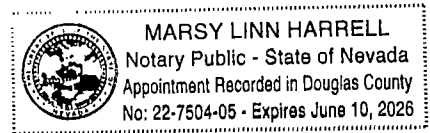
Mark A. Costa
Mark A. Costa, Trustee

Terri A. Costa
Terri A. Costa, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on August 15, 2023 by
Mark A. Costa and Terri A. Costa, Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2664460.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-02-001-064
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$885,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$885,000.00
 d) Real Property Transfer Tax Due \$3,451.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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 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]
 Signature: _____

Capacity: deput
 Capacity: _____

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

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

Print Name: The M. and T. Costa Family Trust
 Address: 95 Manzanita Terrace
 City: CARSON CITY
 State: NV Zip: 89706

Print Name: Marie Velez
 Address: PO Box 584
 City: Mountain View
 State: CA Zip: 94042

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2664460 et/ et
 State: NV Zip: 89423

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