

DOUGLAS COUNTY, NV **2024-1004366**
RPTT:\$2242.50 Rec:\$40.00
\$2,282.50 Pgs=4 01/30/2024 12:12 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Perry Capalbo
Deborah Capalbo
Jacob Leslie Capalbo
P.O BOX 1470
Genoa NV 89411

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400043-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-09-501-002
R.P.T.T. \$2,242.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Margaret M. Capalbo, Kathy J. Downes, Cindy A. Peck, Perry N. Capalbo and Michael J. Capalbo, acting Co-Trustees of the M.M Capalbo Living Trust, dated January 22, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Perry Capalbo and Deborah Capalbo, Husband and wife and Jacob Leslie Capalbo, a single man as joint tenants with right of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Margaret M. Capalbo, Kathy J. Downes,
Cindy A. Peck, Perry N. Capalbo and
Michael J. Capalbo, acting Co-Trustees
of the M.M Capalbo Living Trust, dated
January 22, 2015

Margaret M. Capalbo
Margaret M. Capalbo, Co-Trustee

Margaret M. Capalbo, Kathy J. Downes,
Cindy A. Peck, Perry N. Capalbo and
Michael J. Capalbo, acting Co-Trustees of
the M.M Capalbo Living Trust, dated
January 22, 2015.

Kathy J. Downes
Kathy J. Downes, Co-Trustee

Margaret M. Capalbo, Kathy J. Downes,
Cindy A. Peck, Perry N. Capalbo and
Michael J. Capalbo, acting Co-Trustees
of the M.M Capalbo Living Trust, dated
January 22, 2015

Cindy A. Peck
Cindy A. Peck, Co-Trustee

Margaret M. Capalbo, Kathy J. Downes,
Cindy A. Peck, Perry N. Capalbo and
Michael J. Capalbo, acting Co-Trustees of
the M.M Capalbo Living Trust, dated
January 22, 2015

Perry N. Capalbo
Perry N. Capalbo, Co-Trustee

Margaret M. Capalbo, Kathy J. Downes,
Cindy A. Peck, Perry N. Capalbo and
Michael J. Capalbo, acting Co-Trustees
of the M.M Capalbo Living Trust, dated
January 22, 2015

Michael J. Capalbo
Michael J. Capalbo, Co-Trustee

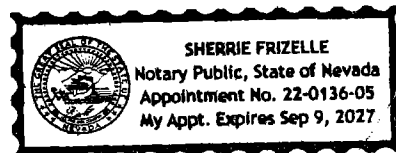
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, January 29, 2024
by Margaret M. Capalbo, Kathy J. Downes, Cindy A. Peck, Perry N. Capalbo and Michael J. Capalbo

Sherrie Frizelle
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02400043.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)
On January 24, 2024 before me, Viorica Marcu a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael J. Capalbo
Name(s) of Signer(s)

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(s) 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 *Viorica Marcu*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed
Document Date: January 24, 2024 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael J. Capalbo
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: M.M. Capalbo Living Trust

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Order No.: 02400043-RLT

EXHIBIT A

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

All those certain tracts of lands located, situated and being in the Northeast 1/4 of the Northeast 1/4 of Section 9, and the Northwest 1/4 of the Northwest of Section 10, Township 13 North, Range 19 East, M.D.B.&M., in Douglas County, State of Nevada, and more particularly described as follows, to-wit:

From the section corner common to Sections 3, 4, 9 and 10 of said Township and Range; thence East along the North line of Section 10 a distance of 639.47 feet to a point on the Westerly right of way line of the County Road; thence South 23° 39' 40" West along the right of way line 1075.00 feet to the true point of beginning at the Northeasterly corner of the parcel; thence South 23° 39' 40" West along said right of way line 300.00 feet to the Southeasterly corner of the parcel; thence North 66° 20' 20" West 764.00 feet to the Southwesterly corner of the parcel; thence North 52° 19' 40" East 341.90 feet to the Northwesterly corner of the parcel; thence South 66° 20' 20" East 600 feet to the point of beginning.

APN: 1319-09-501-002

Note: Document No. 928229 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-09-501-002
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 575,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 575,000.00
 d. Real Property Transfer Tax Due: \$ 2,242.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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]* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Margaret M. Capalbo, Kathy J. Downes, Cindy A. Peck, Perry N. Capalbo and Michael J. Capalbo, acting Co-Trustees of the M.M Capalbo Living Trust, dated January 22, 2015
 Address: P.O BOX 456
 City: GENOA
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Perry Capalbo, Deborah Capalbo and Jacob Leslie Capalbo
 Address: P.O BOX 1470
 City: GENOA
 State: nv Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400043-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED