

DOUGLAS COUNTY, NV **2024-1006218**
RPTT:\$2106.00 Rec:\$40.00
\$2,146.00 Pgs=3 04/01/2024 11:43 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Ricky Paul Decarlo and Cynthia C. Decarlo, Trustee of
the C & R Decarlo 1993 Trust
1444 Glenwood Dr
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400198-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.: 1220-20-001-069,1220-20-001-070
R.P.T.T. \$2,106.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Bing Construction Co. Nevada, a Nevada Corporation
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Ricky Paul Decarlo and Cynthia C. Decarlo, Trustee of the C & R
Decarlo 1993 Trust

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

PARCEL 1:

**Parcels 3B-1A and 3B-1B as set forth on Parcel Map No. 1009 for Bing Construction Co. of Nevada,
according to the map thereof, filed in the office of the County Recorder for Douglas County, State of
Nevada, on July 12, 1995, in Book 795, Page 1284, as Document No. 365966, Official Records.**

PARCEL 2:

**A non-exclusive easement for ingress and egress as shown on the Parcel Map No. 1009, recorded July
12, 1995 in Book 795, Page 1284 as Instrument No. 365966 in the Office of the Douglas County
Recorder.**

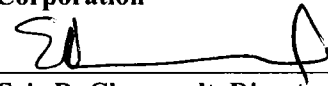
**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Signature and notary acknowledgement on page two.

Bing Construction Co. Nevada, a
Nevada Corporation


Joe G. Stella, President

Bing Construction Co. Nevada, a Nevada
Corporation


Eric D. Chennault, Director

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,
by Joe G. Stella & Eric D. Chennault

MARCH 27 2024


NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02400198.

Escrow No. 2400198-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Parcels 3B-1A and 3B-1B as set forth on Parcel Map No. 1009 for Bing Construction Co. of Nevada, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on July 12, 1995, in Book 795, Page 1284, as Document No. 365966, Official Records.

PARCEL 2:

A non-exclusive easement for ingress and egress as shown on the Parcel Map No. 1009, recorded July 12, 1995 in Book 795, Page 1284 as Instrument No. 365966 in the Office of the Douglas County Recorder.

APN: 1220-20-001-069, 1220-20-001-070

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-20-001-069
 b. 1220-20-001-070
 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'/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: \$ 540,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 540,000.00
 d. Real Property Transfer Tax Due: \$ 2,106.00

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%

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: Bing Construction Co. Nevada, a Nevada Corporation
 Address: PO Box 487
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Ricky Paul Decarlo and Cynthia C. Decarlo, Trustee of the C & R Decarlo 1993 Trust
 Address: 1444 Glenwood Dr
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400198-020-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