

DOUGLAS COUNTY, NV
RPTT:\$8775.00 Rec:\$40.00
\$8,815.00 Pgs=2

2024-1006432

04/08/2024 02:34 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1419-22-710-006
R.P.T.T.: \$8,775.00
Escrow No.: 24040144-SA
When Recorded Return To:
Ronald S. Niino and Sandra G. Niino
P.O Box 546
Genoa, NV 89411

Mail Tax Statements to:
Ronald S. Niino and Sandra G. Niino
P.O Box 546
Genoa, NV 89411

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daniel R. Hallisey, Trustee of The Daniel R. Hallisey Revocable Trust, dated July 24, 2009

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

Ronald S. Niino and Sandra G. Niino, husband and wife, as community property with right of survivorship

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

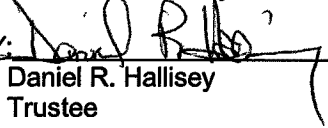
Lot 48, of Final Subdivision Map, Planned Unit Development, PD 05-012 for Canyon Creek Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on March 15th, 2007, as Document No. 697065, and that certain Certificate of Amendment, recorded 3/27/2007, as Document No. 697842, changing the name of the subdivision map to Canyon Creek Estates, Phase 2

Assessors Parcel No.: 1419-22-710-006

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

Dated this 19 day of March, 2024.

The Daniel R. Hallisey Revocable Trust, dated July 24, 2009

BY: 
Daniel R. Hallisey
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 19 day of March, 2024 by Daniel R. Hallisey, as Trustee of The Daniel R. Hallisey Revocable Trust, dated July 24, 2009.


Notary Public

 **SHERRY ACKERMANN**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 - Expires April 26, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-22-710-006
 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: \$2,250,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,250,000.00
 d. Real Property Transfer Tax Due: \$8,775.00

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: *Capitla Haggard* Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Daniel R. Hallisey, Trustee of The Daniel R. Hallisey Revocable Trust, dated July 24, 2009
 Address: P.O Box 1061
 City: Genoa
 State: NV Zip: 89411

Print Name: Ronald S. Niino and Sandra G. Niino
 Address: P.O Box 546
 City: Genoa
 State: Nevada Zip: 89411

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040144-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED