

A.P.N.: 1321-29-001-014
File No: 143-2672833 (et)
R.P.T.T.: \$3,666.00

When Recorded Mail To: Mail Tax Statements To:
Cusick Family Living Trust
2291 Shootin Iron Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

John J. Gelato, a single man

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

Craig W. Cusick and Gloria J. Cusick, as trustees, or their successors in trust, under the Cusick Family Living Trust, dated July 16, 1999, and any amendments thereto

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

Lot 3 as set forth on FINAL PARCEL MAP #2 LDA # 04-087 FOR THE 1995 GREGORY C. LYNN AND SUZANNE TOWSE TRUST AGREEMENT, DATED MAY 16, 1995, filed in the Office of the County Recorder of Douglas County, State of Nevada on July 10, 2007 in Book 0707, Page 3209, as Document No. 704856, Official Records.

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

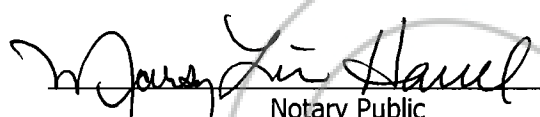
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



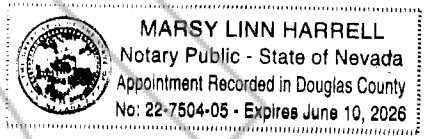
John J. Gelato

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

This instrument was acknowledged before me on ^{nh} April 3, 2024 by **John J. Gelato**.



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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2672833.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1321-29-001-014
- 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: _____

\$940,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$940,000.00

d) Real Property Transfer Tax Due _____

\$3,666.00

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: John J. Gelato

Print Name: 1999

Address: 2291 Shootin Iron Court

Address: 2291 Shootin Iron Court

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company

File Number: 143-2672833 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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