

A.P. No. 1420-06-401-003  
Escrow No. 121-2672668-TM/CJ  
R.P.T.T. \$1,033.50

*WHEN RECORDED RETURN TO:*

Brian Langone  
1429 East Oak Avenue  
El Segundo, CA 90245

**MAIL TAX STATEMENTS TO:**

Brian Langone  
1429 East Oak Avenue  
El Segundo, CA 90245

***GRANT, BARGAIN and SALE DEED***

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

Lori K. Allen, Sole Trustee of the Allen Family Trust, dated March 2, 2023

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

Brian Langone, a single man

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

**Parcel B as set forth on that certain Parcel Map for Grant R. and Eileen V. Allen, being situated in and being a portion of the West 1/2, South 1/2, Lot 1 of the Southwest 1/4, Section 6, Township 14 North, Range 20 East, M.D.B. & M, Douglas County, Nevada, recorded May 8, 1990, Book 590, Page 1092, Document No. 225537, Official Records of Douglas County, Nevada.**

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.

*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.

Date: 03/27/2024

The Allen Family Trust, dated March 2, 2023

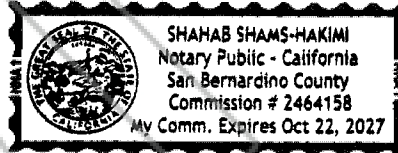
*Lori K Allen*

Lori K. Allen, Sole Trustee

<sup>California</sup>  
STATE OF ~~NEVADA~~ )  
<sup>SV</sup> : ss.  
COUNTY OF ~~WASHOE~~ )  
<sup>San Bernardino</sup>

This instrument was acknowledged before me on  
April 02, 2024 by  
Lori K. Allen.

*Shahab Shams*  
\_\_\_\_\_  
Notary Public  
(My commission expires: October 22, 2027)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/27/2024 under Escrow No. 121-2672668

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1420-06-401-003  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$265,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$265,000.00  
d) Real Property Transfer Tax Due \$1,033.50

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: \_\_\_\_\_

Capacity: Escrow Holder

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

The Allen Family Trust, dated  
Print Name: March 2, 2023

Print Name: Brian Langone

Address: 19035 Shetland Rd

Address: 1429 East Oak Avenue

City: Apple Valley

City: El Segundo

State: CA                      Zip: 92308

State: CA                      Zip: 90245

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

First American Title Insurance

File Number: 121-2672668 TM/ kc

Print Name: Company

Address 5310 Kietzke Lane, Suite 100

City: Reno

State: NV                      Zip: 89511-2043

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