

APN: 1022-05-000-012

**RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:**

Merrill A. Hanson, Esq.
LAW OFFICE OF MERRILL A. HANSON, APC
1591 Mono Ave.
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

MAIL TAX STATEMENTS TO GRANTEE:

Gene Thomas Diorio
1153 Slate Road
Wellington, NV 89444

We the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. *(Per NRS 239B.030)*

GRANT DEED

For no consideration, Gene Thomas Diorio, who took title as Gene Diorio, an unmarried man

Hereby grants to Gene Thomas Diorio, Trustee of the Gene Diorio Trust dated May 8, 2024,

the following real property situated in the County of Douglas, State of Nevada:

See Exhibit A.

The undersigned Grantors declare:

Documentary transfer tax is \$0.00. No consideration given. This conveyance transfers the Grantors' interest to the trustees of their revocable living trust.

Dated: May 8, 2024

Gene Diorio
Gene Thomas Diorio

ACKNOWLEDGEMENT

State of Nevada)

County of Douglas)

This instrument was acknowledged before me on May 8, 2024 by Gene Diorio.

Merrill Hanson
NOTARY PUBLIC



Exhibit A
Legal Description

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

Lot 3 of Record of Survey in Support of a Boundary Line Adjustment for Kenneth C. and Myrna L. Garcia and Alice M. Clingan, according to the map thereof, filed in the office of the County Recorder of Douglas, County, State of Nevada on November 6, 1997 in Book 1197, Page 1038, as Document No. 425699, Official Records, being more particularly described as follows:

Lot 3, in Block R, as shown on the map entitled TOPAZ RANCH STATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

TOGETHER WITH all of that portion of said Lot 2 described as follows:

Commencing at the South corner common to Lots 2 and 3 as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the boundary line common to said Lots 2 and 3 North $49^{\circ}31'28''$ East a distance of 175.00 feet; thence leaving said line South $13^{\circ}53'07''$ East a distance of 48.75 feet, thence South $23^{\circ}01'03''$ West a distance of 28.92 feet, thence South $60^{\circ}07'06''$ West a distance of 114.98 feet to a point on the Southwesterly line of aforesaid Lot 2, thence along said line North $62^{\circ}28'00''$ West of 38.14 feet to the TRUE POINT OF BEGINNING.

Book 0303, Page 4589, as Document No. 569671 is provided pursuant to the requirements of Section 6.NRS 111.312.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-05-000-012
 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: 9/10/24
 NOTES: Guarantee info re trustee
for capacity
Julius OR - ARJ

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

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 Gene Diorio Capacity _____ Grantor

Signature Gene Diorio Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Gene Diorio
 Address: 1153 Slate Rd.
 City: Wellington
 State: NV Zip: 89444

Print Name: Gene Thomas Diorio
 Address: 1153 Slate Rd.
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Merrill A. Hanson, Esq. Escrow # _____
 Address: 1591 Mono Ave.
 City: Minden State: NV Zip: 89423