

DOUGLAS COUNTY, NV **2024-1008679**
RPTT:\$1708.20 Rec:\$40.00
\$1,748.20 Pgs=2 **05/31/2024 01:31 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-723-027
R.P.T.T.	\$1,708.20
File No.:	2312577 MDD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
David William Bilak and Antoinette Bilak	
3435 W Garden Street	
Carson City NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel Joseph Piccinini, Trustee of the Daniel Joseph Piccinini Revocable Trust dated November 7, 2016, and any amendments**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Antoinette Bilak and David Bilak, wife and husband, as joint tenants with right of survivorship

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

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


Lot 1, of COTTAGES AT IH PHASE #11, according to the Map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 9th of July 2018, as Document No. 2018-916559, and by Amended Map recorded September 22, 2021, as Document No. 2021-974385.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 29, 2024


SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Daniel Joseph Piccinini Revocable Trust dated
November 7, 2016

By: 
Daniel Joseph Piccinini, Trustee

State of Nevada)
County of Douglas Washoe) ss

This instrument was acknowledged before me on the 29th day of July, 2024
By: Daniel Joseph Piccinini, Trustee of the Daniel Joseph Piccinini Revocable Trust dated November 7,
2016

Signature: 
Notary Public
Michele Davis

My Commission Expires: 10/16/25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-723-027
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 438,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 438,000.00
 d. Real Property Transfer Tax Due \$ 1,708.20

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 Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Daniel Joseph Piccinini, Trustee of the Daniel Joseph Piccinini Revocable Trust dated November 7, 2016
 Address: 10500 69th
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David William Bilak and Antoinette Bilak
 Address: 3435 W Starden Street
 City: Carrigan City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2312577
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED