

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$40.00
\$1,015.00 Pgs=3
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

2024-1009573

06/28/2024 02:12 PM

APN/Parcel ID(s): 1320-08-410-035

Order No.: TTR2400795-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Philip Crispi and Pamela Pierce
1362 US Hwy 395 N, Suite 102 #623
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$975.00

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

Rafal Osinski, a married man as his Sole and Separate Property,

do(es) hereby GRANT, BARGAIN AND SELL to

Philip Crispi a widower and Pamela Pierce a widow, as Joint Tenants with Right of survivorship

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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 revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 6/28/2024

[Signature]

Rafal Osinski

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 28 day of June,
2024, by

Rafal Osinski

[Signature]
Notary Public

[SEAL]

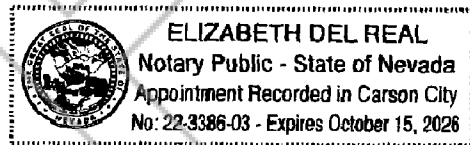


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-08-410-035

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

Parcel 1F of Building 1 as shown on the Record of Survey, Document No. 626022, recorded in the Office of Douglas County Recorder and more particularly described as follows: Commencing at the Southeast Property corner of Tract 6, Block B as shown on Document No. 426476 thence North 490501 West, 85.56 feet, thence North 422222 West, 200.00 feet to the Point of Beginning, thence through the following courses:

1. South 47°37'38" West, 48.00 feet;
2. North 42°22'22" West, 40.00 feet;
3. North 47°37'38" East, 48.00 feet;
4. South 42°22'22" East, 40.00 feet to the Point of Beginning.

Document No. 2021-970932 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 1320-08-410-035
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 \$ 250,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 250,000.00
d. Real Property Transfer Tax Due \$ 975.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
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 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~~ Agent
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rafal Osinski
Address: 7112 La Val Ct
City: Carmichael
State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Philip Crispi and Pamela Pierce
Address: 1362 US Hwy 395 N, Suite 102 #623
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Ticor Title of Nevada, Inc.
Address: 1483 US Hwy 395 N, Suite B
City: Gardnerville

Escrow # TTR2400795
State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED