

DOUGLAS COUNTY, NV
RPTT:\$5460.00 Rec:\$40.00
\$5,500.00 Pgs=2
07/08/2024 02:32 PM
FIRST AMERICAN TITLE RENO
SHAWNYNE GARREN, RECORDER

A.P. No. 1320-23-002-061
Escrow No. 121-2672662-TM/CJ
R.P.T.T. \$5,460.00

WHEN RECORDED RETURN TO:

Paul David Janicki and Suzanne Lynn Janicki
1717 Grandview Parkway
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Paul David Janicki and Suzanne Lynn Janicki
1717 Grandview Parkway
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Bruce E. Kirby and Roseanne E. Kirby, Co-Trustees of The Kirby Family Living Trust dated April 27, 2001

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

Paul David Janicki and Suzanne Lynn Janicki, husband and wife as joint tenants

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

Parcel 1:

Lot 44 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES PHASE 1, filed in the Office of the Douglas County Recorder on January 06, 2003, File No. 562908.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

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: 06/17/2024

The Kirby Family Living Trust dated April 27, 2001


Bruce E Kirby
Bruce E. Kirby, Co-Trustee

Roseanne E. Kirby
Roseanne E. Kirby, Co-Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF)
Douglas

This instrument was acknowledged before me on 6-20-2024 by Bruce E. Kirby and Roseanne E. Kirby.

[Signature]
Notary Public
(My commission expires: 5-3-25)

 E. TOBIAS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/17/2024 under Escrow No. 121-2672662

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-23-002-061
 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: \$1,400,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,400,000.00
 d) Real Property Transfer Tax Due \$5,460.00

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: _____
 Signature: _____

Capacity: Grantor Escrow Agent
 Capacity: _____

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

Print Name: The Kirby Family Living Trust dated April 27, 2001
 Address: 1922 Janelle Court
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Paul David Janicki and Suzanne Lynn Janicki
 Address: 1717 Grandview Parkway
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 121-2672662 TM/ TM
 Address: 5470 Kietzke Lane, Ste 230
 City: Reno State: NV Zip: 89511-2043

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