

APN/Parcel ID(s): 1320-33-816-025

Order No.: TTR2401210-RT

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

Alfred E. Salogga and Mary Jane Salogga
1407 S Marion Russell Ct
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,145.00

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

**Justin M. Clouser, Esq., Successor Trustee of the Warwick Living Trust dated
January 17, 2017,**

do(es) hereby GRANT, BARGAIN AND SELL to

Alfred E. Salogga and Mary Jane Salogga, Husband and Wife as Joint Tenants

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: 07/18/2024

Justin M. Clouser, Esq., Successor Trustee of the Warswick Living Trust dated January 17, 2017

BY: *Justin M. Clouser*
Justin M. Clouser, Esq, Successor Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 18 day of July, 2024, by

Justin M. Clouser

Notary Public

[SEAL]

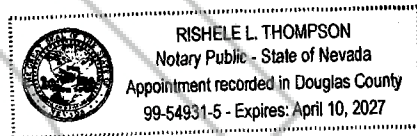


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-33-816-025

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

Lot 58, Block C, as set forth on FINAL SUBDIVISION MAP No. 1006-11 for CHICHESTER ESTATES, PHASE 11, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 27, 2002 in Book 1202, Page 12732, as Document No. 562225, and by Certificate of Amendment recorded March 27, 2003 in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-33-816-025
 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 \$ 550,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 550,000.00
 d. Real Property Transfer Tax Due \$ 2,145.00

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Justin M. Clouser, Esq., Successor
Trustee of the Warwick Living Trust
dated January 17, 2017

Print Name: Alfred E. Salogga and Mary Jane
Salogga

Address: 1687 US Hwy 395 N #4
 City: Minden
 State: NV Zip: 89423

Address: 1407 S Marion Russell Ct
 City: Gardnerville
 State: NV Zip: 89410-4810

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 # TTR2401210
 State: NV Zip: 89410