

DOUGLAS COUNTY, NV **2024-1010903**
RPTT:\$3841.50 Rec:\$40.00
\$3,881.50 Pgs=3 **08/12/2024 02:38 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1420-35-410-029

Order No.: TTR2401890-RT

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

Troy D. Treece and Diana J. Treece
2625 Skyline Drive
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$3,841.50

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

Tracy M. Pagni, Trustee of the Tracy M. Pagni Revocable Trust dated April 19, 2012,

do(es) hereby GRANT, BARGAIN AND SELL to

Troy D. Treece and Diana J. Treece, 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: 8-1-24

Teresa M. Pagni AKA Tracy M Pagni, Trustee of the Tracy M. Pagni Revocable Trust
dated April 19, 2012

BY: Teresa M Pagni
Teresa M. Pagni AKA Tracy M Pagni, Trustee

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 1 day of August,
2024, by

Teresa M Pagni

Notary Public

[SEAL]

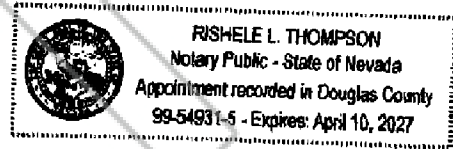


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-35-410-029

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

Lot 53 in Block E as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 0501, of Official Records, Page 3298 as Document No. 514006.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1420-35-410-029
 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 \$ 985,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 985,000.00
 d. Real Property Transfer Tax Due \$ 3,841.50

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 *Tracy M. Pagni* Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tracy M. Pagni, Trustee of the Tracy M. Pagni Revocable Trust dated April 19, 2012
 Address: 1690 Corleone Dr
 City: Sparks
 State: NV Zip: 89434

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Troy D. Treece and Diana J. Treece
 Address: 2625 Skyline Drive
 City: Minden
 State: NV Zip: 89423-8023

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

Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401890
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410