

APN: 001-064-04
R.P.T.T. \$-0-

verified trust all
DOC# 225147
11/12/2013 10:12AM

**RECORDING REQUESTED BY AND
WHEN RECORDED, MAIL TO:**
Anthony J. Tognoni
838 Alena Way
Spanish Springs, NV 89441

Official Record
Requested By
HOLLAND & HART LLP - RENO
Eureka County - NV
Mike Rebaleati - Recorder
Page: 1 of 3 Fee: \$16.00
Recorded By FS RPTT: \$0.00
Book- 0557 Page- 0192

MAIL TAX STATEMENT TO:
Anthony J. Tognoni
838 Alena Way
Spanish Springs, NV 89441



The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED
(Monroe Property)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CARMEN M. FLANGAS and TONY TOGNONI, Successor Trustees of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002, do hereby GRANT, BARGAIN and SELL to ANTHONY J. TOGNONI, an unmarried man (whose address is: 838 Alena Way, Spanish Springs, NV 89441) all of their right, title and interest as Successor Trustees in and to the real property situate in the County of Eureka, State of Nevada, described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT, HOWEVER, TO all covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against such property prior to this instrument, and all other matters of record or apparent.



DATED: this 6 day of November, 2013.

Carmen M. Flangas
CARMEN M. FLANGAS, Successor
Trustee of THE ANGELO TOGNONI AND
EMILIA TOGNONI TRUST under trust
agreement dated August 7, 2002, restated
October 4, 2002

Anthony J. Tognoni
ANTHONY J. TOGNONI, Successor
Trustee of THE ANGELO TOGNONI AND
EMILIA TOGNONI TRUST under trust
agreement dated August 7, 2002, restated
October 4, 2002

STATE OF NEVADA)
)
COUNTY OF WASHOE)


This instrument was acknowledged before me on November 6, 2013, by CARMEN M. FLANGAS, Successor Trustee of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002.

 DIANE Y. TSCHOPP
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-50392-2 - Expires June 19, 2014

Diane Y. Tschopp
Notary Public
My Commission Expires: 6/19/2014

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This instrument was acknowledged before me on November 6, 2013, by ANTHONY J. TOGNONI, Successor Trustee of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002.

 DIANE Y. TSCHOPP
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-50392-2 - Expires June 19, 2014

Diane Y. Tschopp
Notary Public
My Commission Expires: 6/19/2014



EXHIBIT "A"
LEGAL DESCRIPTION

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

All of Lots 1, 2, and 3 in Block 77; All of Lots 1, 2, 3, and 4 in Block 64;
All Lots 4, 5, and 6 in Block 40; together with the tenements, building and
improvements thereon, as well as the personal property reposing herein.
All of said lots and property being more fully described and delineated in
the official plat of the town of Eureka, on file in the office of the County
Recorder of Eureka County, Nevada.

COPY



225147

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**STATE OF NEVADA
DECLARATION OF VALUE**

DOC# DV-225147
11/12/2013 10:12AM

Official Record

Requested By
HOLLAND & HART LLP - RENO
Eureka County - NV
Mike Rebaleati - Recorder

Page: 1 of 1 Fee: \$16.00
Recorded By FS PRTT: \$0.00

1. Assessor Parcel Number (s)

- a) 001-084-04
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: TRANSFER FROM A TRUST W/O CONSIDERATION

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 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 Tognoni Trust
 Signature [Signature] Capacity Grantee Tony Tognoni

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Anthony & Emilia Tognoni Trust</u>	Print Name: <u>Tony Tognoni</u>
Address: <u>838 Alena Way</u>	Address: <u>838 Alena Way</u>
City: <u>Spanish Springs</u>	City: <u>Spanish Springs</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>NV</u> Zip: <u>89448</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Alex Flangas, H&H, attorneys for Grantor and Grantee Escrow #. _____
 Address: 5441 Kletzke Lane, 2nd Floor
 City: Reno State: NV Zip: 89511