

APN: 005-200-07

**When Recorded, Return To:**

Gary M. Fuller, Esq.  
Guild, Gallagher & Fuller, Ltd.  
100 West Liberty, Suite 800  
Reno, NV 89501

**Mailing Address of Grantee  
and Mail Tax Statements To:**

James Louis Verdi & Deeann L. Verdi, Trustees  
The Jim and Deeann Verdi Family Trust  
1560 Whispering Rock Way  
Reno, Nevada 89523

EUREKA COUNTY, NV      **2019-238036**  
Rec:\$35.00  
Total:\$35.00      **02/11/2019 08:16 AM**  
GUILD GALLAGHER & FULLER,LTD      Pgs=3



LISA HOEHNE, CLERK RECORDER      E07

**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made this 1<sup>st</sup> day of February, 2019, by JAMES L. VERDI, (hereinafter referred to as "Grantor"), JAMES LOUIS VERDI and DEEANN L. VERDI as Trustees of THE JIM AND DEEANN VERDI FAMILY TRUST (hereinafter referred to as "Grantee").

**WITNESSETH:**


That Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Grantee and its successors and assigns forever, all of the right, title and interest of the Grantor in the certain real property situated in the County of Eureka, State of Nevada, described as follows:

**Township 30 North, Range 48 East, M.D.B.&M. Section 17: SE ¼ SE ¼ NW ¼.**

The above referenced legal description was obtained from the *Quitclaim Deed* recorded with the Eureka County Recorder's Office on July 10, 1985, as Document Number 99799.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and any reversions, remainders, rents, issues and profits thereof.


TO HAVE AND TO HOLD said premises, together with all singular the rights and appurtenances thereof unto Grantee and its successors and assigns forever.

  
\_\_\_\_\_  
**JAMES L. VERDI**

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

On the 1<sup>st</sup> day of February, 2019, before me, a Notary Public in and for said County and State, personally appeared JAMES L. VERDI, who acknowledged to me that he executed the foregoing document.

  
\_\_\_\_\_  
NOTARY PUBLIC

 **LACEY LASALVIA**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 16-1844-2 - Expires March 8, 2020

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 005-200-07  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" 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		

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Notes:	<u>Verified TRUST</u>

**3. Total Value/Sales Price of Property:**

\$0.00  
 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 TO A TRUST WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ % Net Square Footage: 8,678

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 ATTORNEY  
 Signature [Signature] Capacity ATTORNEY

**SELLER (GRANTOR) INFORMATION**

Print Name: JAMES L. VERDI  
 Address: 1560 Whisper Rock Way  
 City: Reno  
 State: NV Zip: 89523

**BUYER (GRANTEE) INFORMATION**

JAMES LOUIS VERDI and DEEANN L. VERDI, Trustees of  
 Print Name: THE JIM AND DEEANN VERDI FAMILY TRUST  
 Address: 1560 Whisper Rock Way  
 City: Reno  
 State: NV Zip: 89523

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: GARY M. FULLER, ESQ. Escrow # \_\_\_\_\_  
 Address: 100 W. LIBERTY STREET #800  
 City: RENO State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)