

A.P.N. No.:	001-113-05
R.P.T.T.	\$ 741.00
File No.:	1783725
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Antonio Tognoni and Veronica Tognoni	
P.O. Box 33	
Eureka, NV 89316	

EUREKA COUNTY, NV	2022-248775
RPTT:\$741.00 Rec:\$37.00	09/22/2022 02:22 PM
\$778.00 Pgs=3	
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Antony Tognoni, Executor of The Estate of Mary Bisoni aka Mary M. Bisoni, Deceased** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Antonio Tognoni and Veronica Tognoni, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

PARCEL 1:

Lot 8, Block 72 in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

PARCEL 2:

Lot 9, Block 72, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada,

EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the NW corner of Lot 9, in Block 72, thence N36°44'E., a distance of 59.85 feet to a point, this being point 2, thence S 20°28'02" W, a distance of 35.625 feet to a point, this being point 3, thence S41°32'04" E, a distance of 93.5 feet to a point, this being point 4, thence N57°00'W adistance of 101.8 feet to the point of beginning.

PARCEL 3:

A portion of Lot 10, Block 72, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada as more particularly described as follows:

Beginning at the SE corner of Lot 10, in Block 72, thence N57°.00'W, a distance of 101.8 feet to a point, this being point 2, thence S36°32'35"E a distance of 88.167 feet to a point of said south lot line of Lot 10 this being point 3, thence N64°55'E a distance of 36.304 feet along said southline of Lot 10 to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

Dated: September 19, 2022

**SIGNATURES AND NOTARY ON PAGE 3
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.**

The Estate of Mary Bisoni aka Mary M. Bisoni,
Deceased

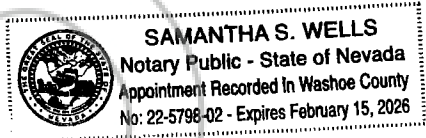
Anthony J. Tognoni
Anthony Tognoni, Executor

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 19 day of September, 2022
By: Anthony Tognoni, Executor of The Estate of Mary Bisoni aka Mary M. Bisoni, Deceased

Signature: Samantha Wells
Notary Public

My Commission Expires: February 15th 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-113-05
- 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 \$ 190,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 190,000.00
- d. Real Property Transfer Tax Due \$ 741.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 Designated by: Anthony Tognoni Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Estate of Mary Bisoni aka Mary M. Bisoni, Deceased
 Address: 838 Alena Way
 City: Sparks
 State: NV Zip: 89441

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Antonio Tognoni and Veronica Tognoni
 Address: P.O. Box 33
 City: Eureka
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 1783725
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED