

APN 001-064-04

WHEN RECORDED RETURN TO:

Tamara Reid, Esq.
Aguirre Riley, P.C.
427 West Plumb Lane
Reno, Nevada 89509

MAIL TAX STATEMENTS TO:

Anthony J. Tognoni, Trustee
150 N Monroe Street
Eureka, Nevada 89316

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)

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=3

AGUIRRE RILEY, P.C.

KATHERINE J. BOWLING, CLERK RECORDER E07

2024-254104

12/20/2024 03:16 PM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANTHONY J. TOGNONI, an unmarried man, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to ANTHONY J. TOGNONI, TRUSTEE OF THE ANTHONY J. TOGNONI TRUST, dated December 20, 2024, all the real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.
(cka 150 N Monroe Street, Eureka, Nevada 89316)

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.

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///

[signature page following]

Witness my hand this 20th day of December, 2024.

Anthony J. Tognoni
ANTHONY J. TOGNONI

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On December 20, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared ANTHONY J. TOGNONI, personally known to me or proved to me and the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the foregoing instrument.

M.A. Bible
NOTARY PUBLIC

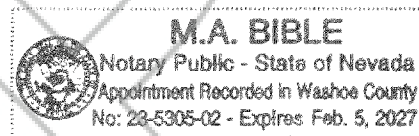


EXHIBIT A

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.

APN 001-064-04 (cka 150 N Monroe Street, Eureka, Nevada 89316)

Legal description obtained from QUIT CLAIM DEED, Document No. 2024-253024, recorded August 26, 2024, in the Official Records of Eureka County, Nevada.

STATE OF NEVADA

DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 001-064-04
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 | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ 0.00
Transfer Tax Value:	\$ 0.00
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: A transfer to or from a trust, and the transfer is made without consideration.

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 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 _____ Capacity Attorneys for Grantor/Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Anthony J. Tognoni
Address: 150 N Monroe Street
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Anthony J. Tognoni Trust
Address: 150 N Monroe Street
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Aguirre Riley, P.C. Escrow # n/a
Address: 427 West Plumb Lane
City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)