

DOC #

707693

01/22/2016

10:33 AM

Official Record

Requested By
CHILTON & HOUSE INC

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 3 Fee: \$16.00
Recorded By: ST RPTT:

Recording Requested by:
CHILTON & HOUSE, INC.
APN: 013-027-007

When recorded mail to:
CHILTON & HOUSE, INC.
P.O. Box 2284
Salinas, CA 93902



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) declare(s):
Documentary transfer tax is \$0.00 TRANSFER TO BENEFICIARIES OF TRUST
☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens and encumbrances remaining at time of sale
☒ Unincorporated area: ☐ City of
☒ Realty not sold

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JEANETTE MARIE MAZZARINO, Successor Trustee under THE CANIGLIA 1998 FAMILY TRUST, dated October 14, 1998

hereby GRANT(S) to

JEANETTE MARIE MAZZARINO, JOHN PATRICK CANIGLIA and JAMES JOSEPH CANIGLIA, each as to a One-Third (1/3rd) interest in

that property in the County of Elko, State of Nevada described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Mail tax statements to: Jeanette Mazzarino, 18710 Vasquez Court, Salinas, CA 93908

Date: December 21, 2015

**THE CANIGLIA 1998 FAMILY TRUST,
dated October 14, 1998**

A handwritten signature in black ink, appearing to read 'Jeanette Marie Mazzarino', written over a horizontal line.
**JEANETTE MARIE MAZZARINO,
Successor Trustee**

NOTARY ON FOLLOWING PAGE



707693

01/22/2016
002 of 3**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

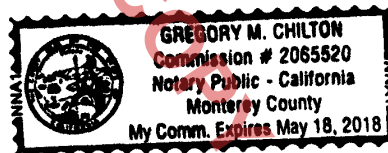
State of California }
County of Monterey }

On December 1, 2015, before me, GREGORY M. CHILTON, a Notary Public, personally appeared JEANETTE MARIE MAZZARINO who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





707693

01/22/2016
003 of 3**EXHIBIT A**

Undeveloped real property located in Elko, Nevada, more particularly described as:

LOT 7, BLOCK "G", UNIT NO. 1 OF LAST CHANCE RANCH, INC., AS PER THE OFFICIAL MAP OR PLAT OF SAID LAST CHANCE RANCH, INC. UNIT NO. 1 RECORDED UNDER FILE NO. 2351 IN THE OFFICIAL RECORDS OF ELKO COUNTY RECORDER'S OFFICE, ELKO, NEVADA, TOGETHER WITH THE GRANTOR'S INTEREST IN AND TO THE ONE-HALF OF THE STREETS AND ALL OF THE ALLEYS ADJOINING SAID LOT AS SHOWN ON SAID MAP, EXCEPTING AND RESERVING UNTO GRANTORS, HIS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT, IN, OVER, AND ACROSS SAID ONE-HALF OF THE STREETS AND ALLEYS FOR INGRESS AND EGRESS FOR ROAD, UTILITIES AND SANITARY SEWER PURPOSES WITH THE RIGHT TO GRANT SAID EASEMENT TO OTHERS TO BE USED IN COMMON WITH THE GRANTOR AND OTHERS TO WHOM SAID EASEMENT MAY BE GRANTED BY GRANTOR; ALSO TOGETHER WITH THE RIGHT TO DEDICATE SAID EASEMENT FOR PUBLIC USE. EXCEPTING AND RESERVING THEREFROM 50% OF ALL PETROLEUM, OIL, NATURAL GAS, HYDROCARBONS AND OTHER MINERAL RIGHTS OF EVERY NATURE AND DESCRIPTION WITHIN, OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED THEREFROM LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT RIGHT OF SURFACE ENTRY.

APN: 013-027-007

Requested By
CHILTON & HOUSE INC

Elko County - NV

D. Mike Smales - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: ST RPTT:STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 013-027-007-000
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: Submitted 1/22/16

3. Total Value/Sales Price of Property

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7b. Explain Reason for Exemption: A transfer from a trust
without 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 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 [Signature] Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)Print Name: See Attached

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: See Attached

Address: _____

City: _____

State: _____ Zip: _____

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

Print Name: Gregory M. Chilton

Escrow #: _____

Address: 310 Capital St., Suite BCity: SalinasState: CA Zip: 93901

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



ATTACHMENT TO DECLARATION OF VALUE FORM

SELLER (GRANTOR) INFORMATION

Print Name: JEANETTE MARIE MAZZARINO, Successor Trustee under THE CANIGLIA
1998 FAMILY TRUST, dated October 14, 1998

Address: 18710 Vasquez Court

City: Salinas

State: CA Zip: 93908

BUYER (GRANTEE) INFORMATION

Print Name: JEANETTE MARIE MAZZARINO, JOHN PATRICK CANIGLIA and JAMES
JOSEPH CANIGLIA

Address: 18710 Vasquez Court

City: Salinas

State: CA Zip: 93908