

When Recorded, Mail to:

✓ Joseph S. Lodato

835 Sheridan Lane

Gardnerville NV 89410

R.P.T.T. \$ #11

GIFT DEED

JOSEPH S. LODATO AS TRUSTEE OF THE LODATO TRUST (hereinafter "Grantor") does hereby gift, and grant to Craig Lodato, a single man (hereinafter "Grantee"), for love and affection, a forty-nine percent (49%) undivided interest in and unto that real property located in Douglas County, Nevada known as 839 Sheridan Lane, and more particularly described as:

Parcel # 3, P.M.R.S. Bk. 0196, Pg. 0787 Joseph S. Lodato  
A.P.N. 19-200-44

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, including but not limited to all water and water rights, ditch and ditch rights, reservoir and reservoir rights appurtenant thereto, and all reversions, remainders, rents, issues and profits thereof.

THIS DEED is given subject to the specific condition that if the Grantee above named enters into a valid, binding contract of sale for his interest in this property any time before 1 August 2004, then in that event the Grantor, or the successors or assigns of the Grantor are given the unilateral right to repurchase this forty-nine percent (49%) interest for the sum of Fifty Thousand Dollars (\$50,000), and to void the contract of sale to the third party.

THIS DEED is further given subject to the specific condition that if the Grantee above named files a complaint for sale or partition of the property in any court of competent jurisdiction, then in that event the Grantor, or the successors or assigns of the Grantor are given the unilateral right to repurchase this forty-nine percent (49%) interest for the sum of Five Thousand Dollars (\$5,000).

THIS DEED is further given subject to a ten (10) year lease on the property wherein the Grantor is the landlord and the Grantor is the tenant, whereby the tenant is granted exclusive possession of the premises for the term of the lease, on the condition that he insure the premises, maintain the premises, pay all utilities thereon, and pay the sum of Eight Hundred Dollars (\$800) per month to the owners of the property in proportion to their ownership interest, as they appear after recordation of this Deed.

IN WITNESS WHEREOF, Grantor has executed this instrument this 13 day of September, 1999.

THE JOSEPH S. LODATO TRUST

By Joseph S. Lodato  
Joseph S. Lodato, Trustee

STATE OF NEVADA )  
 ) ss:  
COUNTY OF DOUGLAS )

On September 13, 1999, before me, Suzette R. Ramirez, a notary public, personally appeared JOSEPH S. LODATO, as Trustee of THE JOSEPH S. LODATO TRUST, personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Suzette R. Ramirez  
NOTARY PUBLIC

REQUESTED BY  
Craig Lodato  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

1999 SEP 30 AM 10:17

LINDA SLATER  
RECORDER

\$ 8.00 PAID KS DEPUTY