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APN: 1220-16-311-011

Real Property Transfer Tax: None (Exemption 10)

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### Warranty Deed

For no consideration, JOSEPH L. ANGELETTI AND JANINE H. ANGELETTI, husband and wife as joint tenants with right of survivorship, whose address is PO Box 1887, Mammoth Lakes CA 93546 ("Grantors") hereby convey and warrant unto 1288 JAJ LLC, a Nevada Limited Liability Company, ("Grantee"), whose address is PO Box 1887, Mammoth Lakes CA 93546, the real property located in the County of Douglas, State of Nevada, more particularly described as follows:

PARCEL 1: Lot 11 in Block A, as shown on the Official Plat of Downtown Gris Subdivision, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 7, 1991, in Book 1091, at Page 1054, as Document No. 262042, Official Records.

PARCEL 2: A non-exclusive easement for ingress and egress upon the common driveway which straddles the common boundary line of Lots 11 and 12 in Block A as shown on the Official Map of downtown Gris Subdivision, as granted in Easement and Maintenance Agreement, recorded in the Office of the Douglas County Recorder, State of Nevada, on May 4, 1994 in Book 594 at Page 486, as Document No. 336723, Official Records.


More commonly known as 1288 Chardonnay, Gardnerville, NV 89410.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: June 24, 2003.

GRANTORS:

  
\_\_\_\_\_  
JOSEPH L. ANGELETTI

  
\_\_\_\_\_  
JANINE H. ANGELETTI

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF WASHOE    )

The foregoing Warranty Deed was acknowledged before me on June 24, 2003 by JOSEPH L. ANGELETTI and JANINE H. ANGELETTI.

Witness my hand and official seal.

  
Notary Public



**Recording Requested By And  
After Recording, Return to:**

✓ JAMES K. BURAU, LTD.  
Attorneys and Counselors at Law  
940 Southwood Boulevard, Suite 201  
Incline Village, NV 89451

**Mail Tax Statements To**  
JOSEPH L. ANGELETTI, Member  
1288 JAJ LLC  
PO Box 1887  
Mammoth Lakes CA 93546

REQUESTED BY  
James K. Burau Ltd  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2003 JUN 26 AM 9: 27

WERNER CHRISTEN  
RECORDER

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