

180

AVN 1318-26-101-073 *file*

When Recorded Return to:

✓ Larry A. Lufrano, Co-Executor
20 Clare Street
Oakley, CA 94561-6306

Mail Tax Information to:
Same as above

Doc Number: **0823088**
05/07/2013 01:12 PM
OFFICIAL RECORDS
Requested By:
JACK COONEY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0513 Pg: 1469 RPTT # 5



Deputy: gb

Title:

GRANT, BARGAIN, SALE DEED

COPY

**Recording Requested By:
When Recorded Return to:**

Larry A. Lufrano, Co-Executor
20 Clare Street
Oakley, CA 94561-6306

**Mail Tax Information to:
Same as above**

GRANT, BARGAIN, SALE DEED

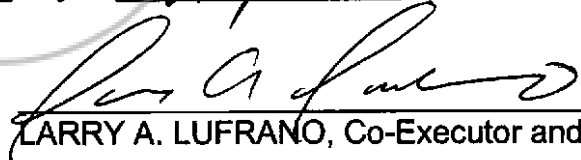
THIS INDENTURE WITNESSETH: That LARRY A. LUFRANO and JOHN S. LUFRANO, Co-Executors of the Estate of Carnation Marie Parsons, Deceased, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to LARRY A. LUFRANO, a married man as his sole and separate property as to a one-half undivided interest, and JOHN S. LUFRANO, an unmarried man as to a one-half undivided interest, all as Tenants In Common, all that real property situate in the County of Douglas, State of Nevada, more particularly described s follows:


SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly known as 121 Daggett Way, Stateline, NV 89449-0000

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

Witness our hands this 3^d 6th day of MAY, 2013.


LARRY A. LUFRANO, Co-Executor and Grantor


JOHN S. LUFRANO, Co-Executor and Grantor

County of _____ }ss.

On this _____ day of May in the year 2013, before me _____ (here insert name of notary public) personally appeared LARRY A. LUFRANO (here insert name of principal), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

See attached
(Signature of Notary Public)

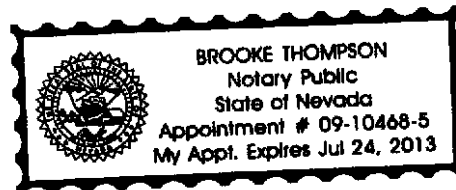
SEAL

ACKNOWLEDGMENT

State of Nevada }
County of Carson City }ss.
}

On this 10th day of May in the year 2013, before me Brooke Thompson (here insert name of notary public) personally appeared JOHN S. LUFRANO (here insert name of principal), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.

Brooke Thompson
(Signature of Notary Public)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

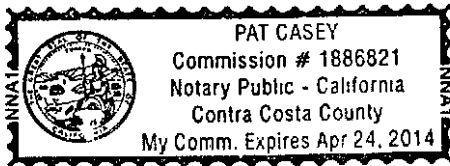
State of California

County of Contra Costa

On May 3, 2013 before me, Pat Casey, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Larry A. Supran
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Pat Casey
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed.

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

**EXHIBIT "A"
LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada,
County of DOUGLAS, described as follows:

All that portion of the Northeast 1/4 of the Northwest 1/4
of Section 26, Township 13 North, Range 18 East, M.B.D. &
M., more particularly described as follows:

Commencing at a point on the section line between 23 and
26, Township 13 North, Range 18 East, M.B.D. & M., which
bears North 89°46' West, a distance of 163.80 feet from the
1/4 corner between and sections 23 and 26; thence South
0°08' West, a distance of 703.53 feet to the TRUE POINT OF
BEGINNING; thence continuing South 0°08' West, a distance
of 85.00 feet to a point; thence North 89°42' West, a
distance of 163.80 feet to a point; thence North 0°08'
East, a distance of 85.00 feet to a point; thence South
89°42' East, a distance of 163.80 feet to the POINT OF
BEGINNING.

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