



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Angelo Pecorilla Trust, Angelo Pecorilla Family LTD  
Partnership  
936 SPRINGFIELD DRIVE  
GARDNERVILLE, NV 89460

MAIL TAX STATEMENTS TO:  
Angelo Pecorilla Trust, Angelo Pecorilla Family LTD  
Partnership  
SAME AS ABOVE  
Escrow No. N1500719-RIT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-03-410-011  
R.P.T.T. \$2,053.35

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Diane E. and Joseph F. Valentine Trust, Diane Elizabeth Valentine and Joseph Francis Valentine, Trustees,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Angelo Pecorilla Trust, Angelo Pecorilla Family LTD Partnership No. 1

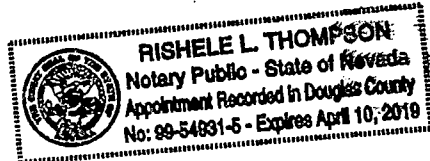
all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Diane E. and Joseph F. Valentine Trust, Diane  
Elizabeth Valentine and Joseph Francis  
Valentine, Trustees

*Diane Elizabeth Valentine, Trustee*  
Diane Elizabeth Valentine, Trustee

*Joseph Francis Valentine, Trustee*  
Joseph Francis Valentine, Trustee



STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/14/15  
by Diane E. and Joseph F. Valentine Trust, Diane Elizabeth Valentine and Joseph Francis Valentine,  
Trustees

*Rishele L. Thompson*  
NOTARY PUBLIC

**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1:**

A portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., and of Parcel D, as shown on that certain map entitled CARSON VALLEY INDUSTRIAL PARK, recorded as Document No. 47572, on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

COMMENCING at the most easterly corner of said Parcel D, on the boundary of said Carson Valley Industrial Park; thence along the southerly boundary South 64°03'00" West, 305.77 feet to the true point of beginning; thence North 34°22'00" West, 374.65 feet to the southerly boundary of Industrial Way; thence along said boundary North 55°38'00" East, 11.79 feet to the beginning of a tangent curve to the left having a central angle of 3°37'06" and a radius of 130.00 feet; thence along said curve an arc distance of 8.21 feet; thence leaving said Industrial Way boundary, South 34°22'00" East, 377.87 feet to the easterly boundary of said Industrial Park; thence along said boundary South 64°03'00" West, 20.22 feet to the point of beginning.

**PARCEL 2:**

A portion of Section 3, Township 12 North, Range 20 East, M.D.B.&M., and of Parcel D as shown on that certain map entitled CARSON VALLEY INDUSTRIAL PARK, recorded as Document No. 47572 on March 30, 1970, Official Records of Douglas County, Nevada, and being further described as follows:

COMMENCING at the most easterly corner of said Parcel D on the boundary of said Carson Valley Industrial Park; thence along the southerly boundary South 64°03' West 427.07 feet to the most southerly corner of parcel of land described in that certain agreement recorded January 4, 1972, in Book 95 of Official Records at Page 285, Douglas County, Nevada, Records, the true point of beginning of the herein described parcel; thence leaving said boundary North 34°22'00" West 356.89 feet to the southerly boundary of Industrial Way; thence along said boundary, North 55°38'00" East 120.00 feet to a point; thence leaving the boundary of said Industrial Way South 34°22'00" East a distance of 374.65 feet more or less to a point on the southerly boundary of said subdivision; thence South 64°03'00" West along said southerly boundary a distance of 121.30 feet to the point of beginning.

Note: Legal description previously contained in Document No. 549166, recorded August 20, 1998 in Book 802, Page 2649, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-03-410-011
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$526,300.00 \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value \$526,300.00 \_\_\_\_\_

Real Property Transfer Tax Due: \$2,053.35 \_\_\_\_\_

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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 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: Joseph Francis Valentine Capacity: Trustee/Grantor

Signature: Diane Elizabeth Valentine Capacity: TRUSTEE/GRANTOR

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Diane E. and Joseph F. Valentine Trust, Diane Elizabeth Valentine and Joseph Francis Valentine, Trustees

Print Name: Angelo Pecorilla Trust, Angelo Pecorilla Family LTD Partnership NO 1

Address: PO Box 305  
Minden, NV 89423  
City, State, Zip

Address: 936 Springfield Dr  
Gardnerville, NV 89460  
City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Northern Nevada Title Company Escrow #: N1500719-RIT

Address: 1483 Highway 395, Suite B

City, State, Zip: Gardnerville, NV 89410