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ANDERSON, DORN & RADER, LTD.

APN: 1220-11-001-053

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Jack Benigno
3347 S. Akers Road
Visalia, CA 93291

RPTT: \$0.00 Exempt (3)

Exempt (3): A transfer of title recognizing the true status.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

Per statute NRS 111.697, the undersigned hereby revokes the deed upon death recorded on 5/22/2013, as document number 0824033, book 0513, at page 5910, records of Douglas County, Nevada, listing Joe Benigno as beneficiary.

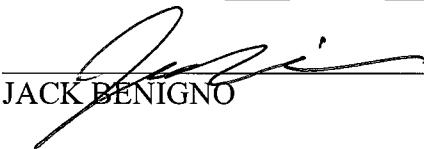
ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on this 8th day of July, 2015, at Visalia, California.



JACK BENIGNO

ACKNOWLEDGEMENT BY NOTARY PUBLIC

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

SS

COUNTY OF TULARE }
}

On 8 July, 2015, before me, Stephan O. Cole, a Notary Public, personally appeared JACK BENIGNO, 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  (Seal)

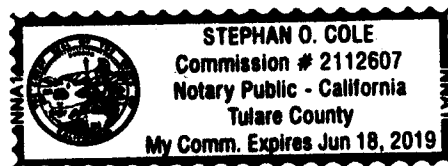


EXHIBIT "A"

Legal Description:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 11, Township 12 North, Range 20 East, M. D. B. & M., more particularly described as follows:

A portion of Parcel 1 as shown on that certain Final Industrial Subdivision Map LDA 06-016 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 15, 2009 in Book 509, at Page 3833 as Document No. 743278, Official Records, described as follows:

Lot 12, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

APN: 1220-11-001-053

Property Address: 1701 Timber Court, Gardnerville, NV 89410

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1220-11-001-053 _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

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

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3 _____
- b. Explain Reason for Exemption: A transfer of title recognizing the true status. Revocation of prior Deed upon Death

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 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 _____ Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)
Print Name:	Jack Benigno	Print Name: Jack Benigno
Address:	3347 S. Akers Road	Address: 3347 S. Akers Road
City:	Visalia	City: Visalia
State:	CA Zip: 89410	State: CA Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____

Address: 500 Damonte Ranch Parkway, Suite 860

City: Reno State: NV Zip: 89521