

APN: 1318-15-111-034

Escrow No. 00216258 - 016 - 17
RPTT 2,326.35
When Recorded Return to:
Brandy Boy Properties, LLC
5383 Stonehurst Drive
Martinez, CA 94553
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Thomas L. Masi and Susan M. Pignotti, as Trustees of the Masi Trust dated January 29,
1992

do(es) hereby Grant, Bargain, Sell and Convey to
Brandy Boy Properties, LLC, a California limited liability company

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

See Exhibit A attached hereto and made a part hereof.

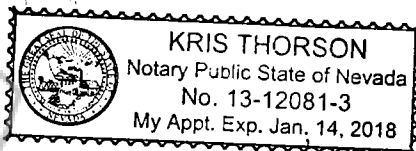
Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 11 day of January, 2016

Thomas L. Masi
Thomas L. Masi, Trustee

Susan M. Pignotti
Susan M. Pignotti, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS



This instrument was acknowledged before me on Jan 11, 2016,
by Thomas L. Masi and Susan M. Pignotti _____.

Kris Thorson
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 85, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

PARCEL 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

SPACE BELOW FOR RECORDER

1. APN: 1318-15-111-034

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 _____

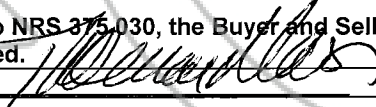
FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$596,500.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$596,500.00
Real Property Transfer Tax Due: \$ 2,326.35
4. **If Exemption Claimed**
a. Transfer Tax Exemption, per NRS 375.090, Section ____
b. Explain Reason for Exemption: ____
5. Partial Interest: Percentage being transferred: _____%

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 grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Thomas L. Masi trustee, et al *	Print Name: Brandy Boy Properties, LLC **
Address: 17901 Tramonto Drive	Address: 5383 Stonehurst Drive
City/State/Zip: Pacific Palisades, CA 90272	City/State/Zip: Martinez, CA 94553

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00216258-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Of the Masi Trust dated 1-29-92

** by Paulette Carpoiff