

DOUGLAS COUNTY, NV  
RPTT:\$4134.00 Rec:\$16.00  
\$4,150.00 Pgs=3 2016-875484  
01/19/2016 03:12 PM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1320-08-410-008

Escrow No. 00215719 - 016 - 17  
RPTT \$4,134.00  
When Recorded Return to:  
**Linda Jo McDonald**  
**P.O. Box 74**  
**Genoa, NV 89411**  
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,  
Dr Ellis Pizzi and Susan Pizzi, Trustees of the Pizzi Family Trust U/T/A 12/26/00

do(es) hereby Grant, Bargain, Sell and Convey to  
Linda Jo McDonald, Trustee of the ~~Linda~~ Linda Jo McDonald Family Trust dated December 19,  
2005 Linda

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 15 day of January, 2016

Dr. Ellis Pizzi, Trustee  
Dr Ellis Pizzi, Trustee

Susan Pizzi, Trustee  
Susan Pizzi, Trustee

STATE OF  
COUNTY OF

This instrument was acknowledged before me on see attached, 2015,  
by Dr. Ellis Pizzi and Susan Pizzi \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

**Exhibit A**

A parcel of land located within a portion of the Southwest one-quarter (SW ¼) of Section 8, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly more particularly described as follows:

Beginning at the Northwest corner of Tract 5, as shown on Record of Survey No. 10, for Meridian Business Park, filed for record on November 17, 1997, in the Douglas County Recorder's Office in Book 1197, at Page 3223, as Document No. 426476; thence North 89°46'14" East, 284.84 feet; thence Non-Tangent to the preceding course having a radius of 385.00 feet, a central angle of 12°56'00" an arc length of 86.91 feet and a chord bearing of South 11°20'46" East, 86.72 feet; thence South 17°48'46" East, 114.81 feet; thence South 89°46'14" West, 340.59 feet; thence North 01°38'01" East, 133.88 feet; thence North 00°13'46" West 60.73 feet to the Point of Beginning.

Said land is also shown as Tract 5-A, on that certain Record of Survey for Meridian Business Park (a Commercial Subdivision) filed for record in the Office of the Douglas County Recorder on January 5, 1998, in Book 198, Page 218, as Document No. 429717, Official Records.

Note: The above metes and bounds description previously appear in Correction Grant, Bargain and Sale Deed, recorded December 16, 2011 in Book 1211, page 3790, as Document No. 794450, Official Records of Douglas County, Nevada.

SPACE BELOW FOR RECORDER

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )  
County of SAN MATEO )

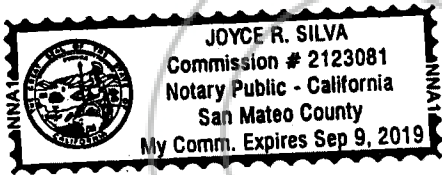
On 1-15-16 before me, JOYCE R. SILVA, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared Dr. Ellis Pizzi and Susan Pizzi  
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 Joyce R. Silva  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: 1-15-16  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

1. APN: 1320-08-410-008

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:** \$1,060,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$1,060,000.00  
 Real Property Transfer Tax Due: \$ 4,134.00

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 <i>[Signature]</i>	Capacity grantor
Signature <i>[Signature]</i>	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Dr. Ellis Pizzi, ttee, et al	Print Name: Linda Jo McDonald, Trustee of the Linda Jo McDonald Trust
Address: 121 Warren Road	Address: P.O. Box 74
City/State/Zip: San Mateo, CA 94401	City/State/Zip: Genoa, NV 89411

#### COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00215719-016dr
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*trustees of the Pizzi Family Trust U/T/A 12/26/00