

DOUGLAS COUNTY, NV
RPTT:\$4290.00 Rec:\$26.00
\$4,316.00 Pgs=13
2016-887145
09/02/2016 02:55 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1418-10-710-023
File No: 141-2509252 (NMP)
R.P.T.T.: \$4,290.00 C

When Recorded Mail To: Mail Tax Statements To:
The Patti L. Graf Trust
1740 Buckthorne Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

This Deed is executed in counterpart, each of which is deemed to be an original but such counterparts together constitute but one and the same instrument

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Elizabeth M. Gaither and Reed S. Gaither, as Trustee of the Elizabeth & Reed Gaither Irrevocable Trust dated December 4, 2009,

Amy M. Zirpoli and Cadio Zirpoli, as Trustee of the Amy & Cadio Zirpoli Irrevocable Trust dated December 4, 2009,

Elizabeth M. Gaither and Reed S. Gaither, as Trustee of the Gaither Children's Irrevocable Trust dated December 4, 2009,

and Amy M. Zirpoli and Cadio Zirpoli, as Trustee of the Zirpoli Children's Irrevocable Trust dated December 4, 2009, each as an equal tenant in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Patti L. Graf, Trustee of The Patti L. Graf Trust, dated June 20, 2014

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

PARCEL NO. 1:

LOT 31, IN BLOCK A, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 26, 1978, AND ALSO AS SHOWN ON THE AMENDED PLAT OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 13, 1978, AND AS SHOWN ON THE SECOND AMENDED MAP OF GLENBROOK UNIT NO. 2, FILED ON JANUARY 30, 1980, DOUGLAS COUNTY, NEVADA, RECORDS.

PARCEL NO. 2:

THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES THOSE AREAS DESIGNATED AS GARAGE EASEMENTS THAT ARE APPURTENANT TO LOT 31, AS SHOWN ON THE SECOND AMENDED PLAT OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 30, 1980.


Subject to

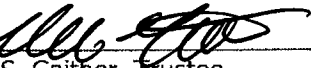
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/17/2016

The Elizabeth & Reed Gaither Irrevocable Trust

✓ 
Elizabeth M. Gaither, Trustee


✓ 
Reed S. Gaither, Trustee

The Amy & Cadio Zirpoli Irrevocable Trust

Amy M. Zirpoli, Trustee

Cadio Zirpoli, Trustee

The Gaither Children's Irrevocable Trust

✓ 
Elizabeth M. Gaither, Trustee

✓ 
Reed S. Gaither, Trustee

The Zirpoli Children's Irrevocable Trust

Amy M. Zirpoli, Trustee

Cadio Zirpoli, Trustee

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 Santa Clara)
On 09/01/16 before me, Diana DiMatteo, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Reed S. Gaither and Elizabeth M. Gaither
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 [Handwritten Signature]
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: _____ Document Date: _____
Number of Pages: _____ 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: _____

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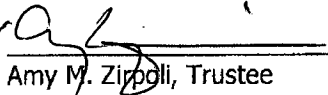
Date: 08/17/2016

The Elizabeth & Reed Gaither Irrevocable Trust

Elizabeth M. Gaither, Trustee

Reed S. Gaither, Trustee

The Amy & Cadio Zirpoli Irrevocable Trust

✓ 

Amy M. Zirpoli, Trustee

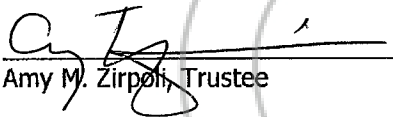
✓ _____
Cadio Zirpoli, Trustee

The Gaither Children's Irrevocable Trust

Elizabeth M. Gaither, Trustee

Reed S. Gaither, Trustee

The Zirpoli Children's Irrevocable Trust

✓ 

Amy M. Zirpoli, Trustee

✓ _____
Cadio Zirpoli, Trustee

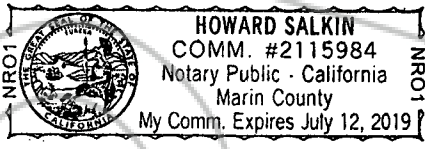
STATE OF ~~NEVADA~~ *CALIFORNIA*)
COUNTY OF ~~DOUGLAS~~ *Marin*) : ss.

This instrument was acknowledged before me on 8/31/16 by

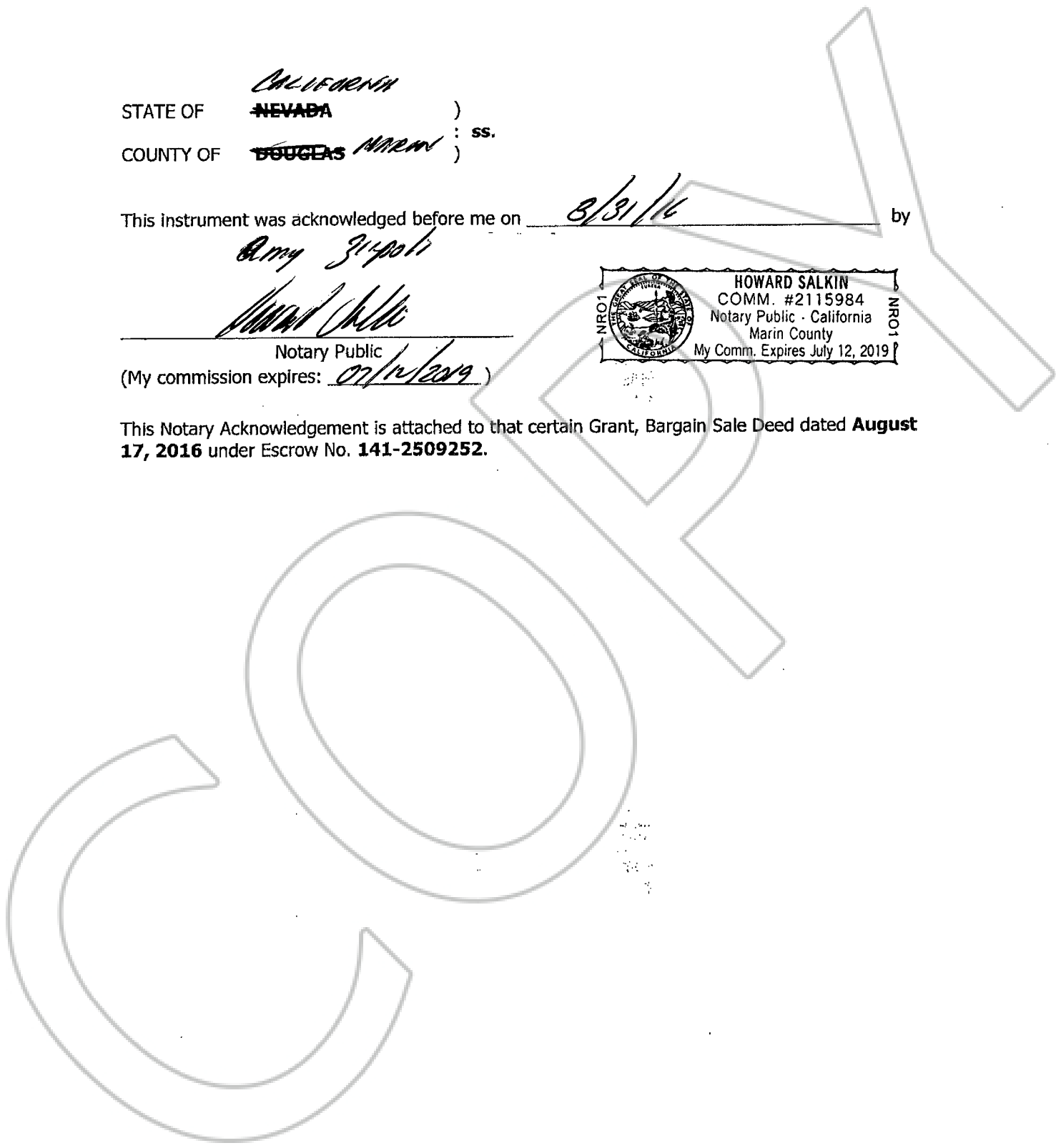
Amy Zupoli

Howard Salkin

Notary Public
(My commission expires: 07/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 17, 2016** under Escrow No. **141-2509252**.



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Date: 08/17/2016

The Elizabeth & Reed Gaither Irrevocable Trust

Elizabeth M. Gaither, Trustee

Reed S. Gaither, Trustee

The Amy & Cadio Zirpoli Irrevocable Trust

✓ _____
Amy M. Zirpoli, Trustee

✓  _____
Cadio Zirpoli, Trustee

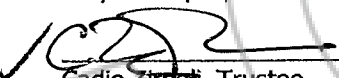
The Gaither Children's Irrevocable Trust

Elizabeth M. Gaither, Trustee

Reed S. Gaither, Trustee

The Zirpoli Children's Irrevocable Trust

✓ _____
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✓  _____
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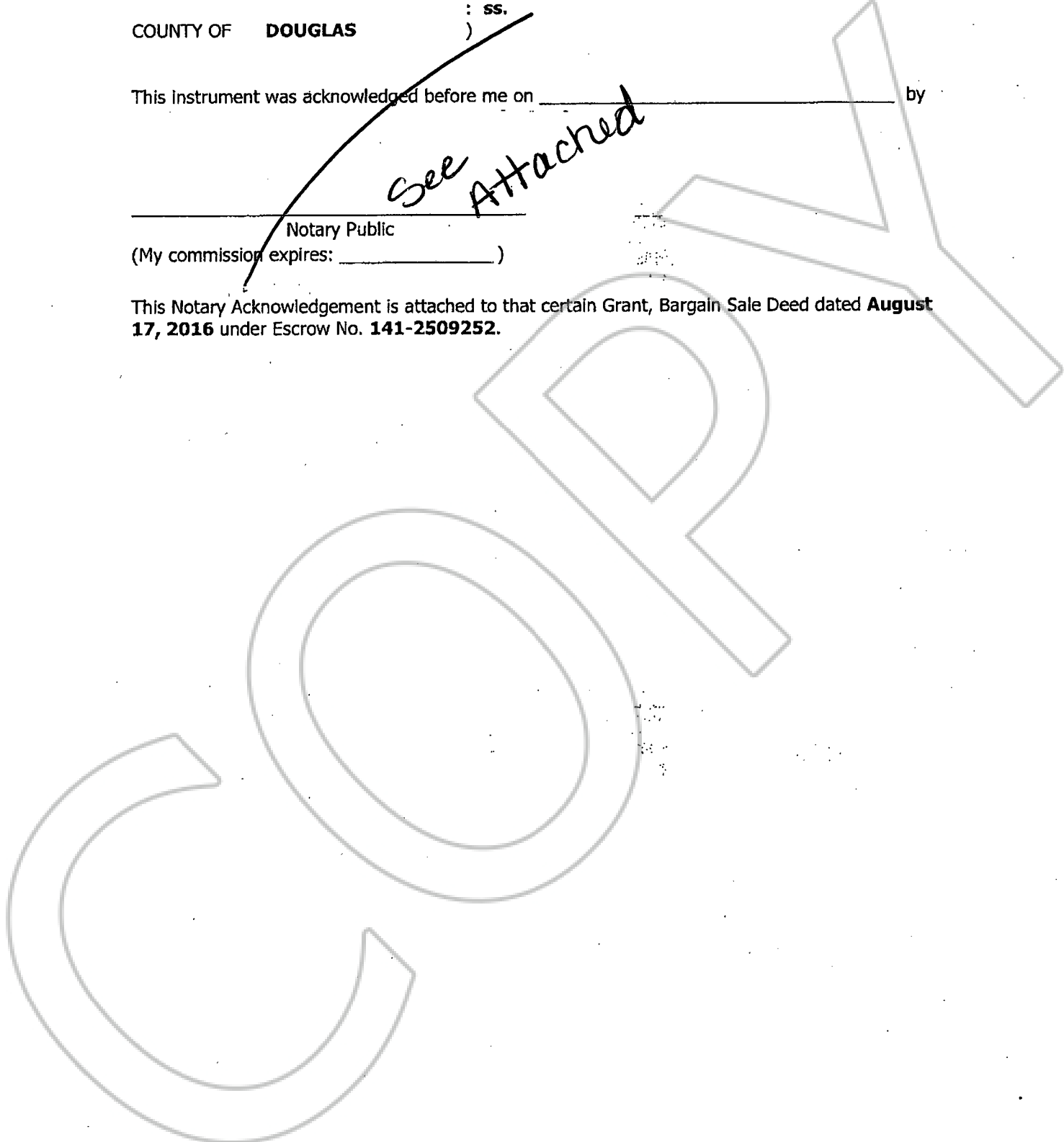
STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by _____

See Attached

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 17, 2016** under Escrow No. **141-2509252**.



ACKNOWLEDGMENT

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 FRANCISCO

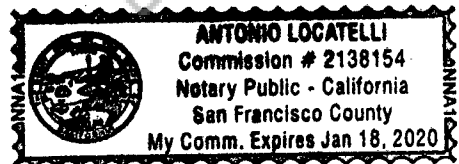
On August 31, 2016 before me, ANTONIO LOCATELLI NOTARY PUBLIC
(insert name and title of the officer)

personally appeared CADIO ZIRPOLI,
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 Antonio Locatelli (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-10-710-023 _____
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,100,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,100,000.00
- d) Real Property Transfer Tax Due \$4,290.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: [Signature]
Signature: [Signature]

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

The Elizabeth & Reed Gaither
Print Name: Irrevocable Trust
Address: 79 Cedar Ave
City: Larkspur
State: GA Zip: 94939

The Patti L. Graf Trust
Print Name: The Patti L. Graf Trust
Address: 1740 Buckthorne
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company File Number: 141-2509252 NMP/ NMP
Address P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)