

A.P.N.: 1220-04-510-035
File No: 141-2512144 (NMP)
R.P.T.T.: \$885.30

When Recorded Mail To: Mail Tax Statements To:
Jeanne C. Nelson and Alan M. Nelson
1315 Toiyabe Avenue
Gardnerville, NV 89410

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,

Angela Depietrantonio and Louie Balestrieri, as tenants in common

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

Jeanne C. Nelson and Alan M. Nelson and Stephen James Arbogast, Jr, a single man as joint tenants with right of survivorship

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

LOT 35, AS SHOWN ON THE OFFICE MAP OF CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 19, 1965 AS DOCUMENT NO. 28834.

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: 11/16/2016

Angela di Pietrantonio
Louie Balestrieri
Louie Balestrieri

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

This instrument was acknowledged before me on _____ by
Angela di Pietrantonio.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 13, 2016 under Escrow No. **141-2512144.**

See attached California Compliant Acknowledgment.

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 Los Angeles

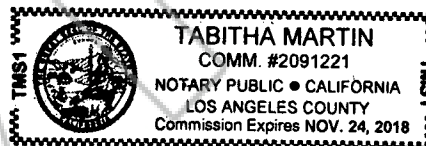
On November 18, 2016 before me, Tabitha Martin, Notary Public
(insert name and title of the officer)

personally appeared Louie Balestrieri
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 Tabitha Martin (Seal)



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-04-510-035
- 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: \$227,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$227,000.00
- d) Real Property Transfer Tax Due \$885.30

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: Angela K. DiPietrantonio Capacity: Grantor

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Angela di Pietrantonio
Address: 1330 Brook Wy
City: Gardnerville
State: NV Zip: 89410

Print Name: Jeanne C. Nelson and Alan M. Nelson
Address: 1315 Tolyabe
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Company File Number: 141-2512144 NMP/ NMP
Address: P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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