

A.P. No. 1320-29-610-018  
Escrow No. 143-2513549-SC  
R.P.T.T. \$1,657.50

WHEN RECORDED RETURN TO:  
Scott A. Colato and Allyson Colato  
1107 Belsera Court  
Minden, NV 89423

MAIL TAX STATEMENTS TO:

1107 Belsera Court  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Fonte, LLC, a Nevada limited liability company

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

Scott A. Colato and Allyson Colato, husband and wife as joint tenants with right of survivorship

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

**LOT 18 IN BLOCK A, AS SET FORTH ON THE FINAL SUBDIVISION MAP FOR MONTERRA PHASE I RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON AUGUST 24, 2005 IN BOOK 0805, PAGE 11150 AS DOCUMENT NO. 653145 OF OFFICIAL RECORDS.**

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: 12/12/2016

Fonte, LLC, a Nevada limited liability company

By: *Martin L. Stahl*  
Name: *MARTIN STAHL*  
Title: Manager

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

This instrument was acknowledged before me on  
1-5-2017 by

MARTIN STAHL  
*Suzanne Cheechov*  
Notary Public

(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
12/12/2016 under Escrow No. 143-2513549

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-29-610-018  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land    b)  Single Fam.  
 c)  Condo/Twnh    d)  2-4 Plex  
 e)  Apt. Bldg.    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL	
Boo _____	Page: _____
Date of _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$424,590.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$424,590.00  
 d) Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, \_\_\_\_\_  
 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: *A. Sheeha* Capacity: *Office*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Fonte, LLC  
 Address: 1650 US Highway 395 #203  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Scott A. Colato and Allyson Colato  
 Address: 1107 Belsera Court  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Insurance Company File Number: 143-2513549 SC/ SC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423