

DOUGLAS COUNTY, NV **2017-894635**
RPTT:\$2336.10 Rec:\$15.00
\$2,351.10 Pgs=2 **02/13/2017 09:45 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
KAREN ELLISON, RECORDER

A.P.N.: 1419-26-411-005
File No: 125-2513417 (JP)
R.P.T.T.: \$2,336.10

When Recorded Mail To: Mail Tax Statements To:
Grantee
714 Calero Avenue
San Jose, CA 95123

GRANT, BARGAIN and SALE DEED

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

Reno 37, LLC., a Nevada limited liability company

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

Joseph Diascenti and Jeanne Diascenti, 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 31 IN BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD 05-001 FOR MONTANA PHASE 2A AND 2B, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 12, 2006, IN BOOK 1206, AT PAGE 3576, AS DOCUMENT NO. 690467, 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.

Reno 37, LLC, a Nevada limited liability company

By: Jaynie Tamura Gaines
Name: Jaynie Tamura Gaines
Title: Vice President

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 ALABAMA)SS
COUNTY OF SAN JOAQUIN)

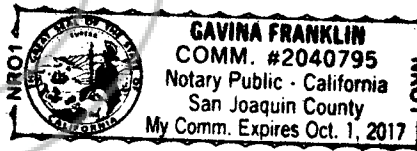
On JANUARY 24, 2017, before me, GAVINA FRANKLIN, Notary Public, personally appeared JAYNIE TAMURA GAINES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

Gavina Franklin



This area for official notarial seal

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated _____ under Escrow No. **125-2513417**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-411-005
- 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:

\$599,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value:

\$599,000.00

d) Real Property Transfer Tax Due

\$2,336.10

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Reno 37, LLC

Print Name: Joseph Diascenti and
Jeanne Diascenti

Address: 3202 West March Lane, Suite A

Address: 714 Calero Avenue

City: Stockton

City: San Jose

State: CA Zip: 95219

State: CA Zip: 95123

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

First American Title Insurance

Print Name: Company

File Number: 125-2513417 JP/ JP

Address: 4860 Vista Blvd, Suite 200

City: Sparks

State: NV Zip: 89436

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