

A.P.N.: 1022-18-002-051  
File No: 143-2515322 (SC)  
R.P.T.T.: \$507.00

When Recorded Mail To: Mail Tax Statements To:  
Robert Vela and Debra E. Vela  
19134 Hwy 35  
Sweeny, TX 77480

***GRANT, BARGAIN and SALE DEED***

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

Craig Lodato, Trustees of The C. Lodato Trust dated June 21, 2001

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

Robert Vela and Debra Elizabeth Vela, husband and wife as community property with right of survivorship

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

**SEE ATTACHED EXHIBIT "A" FOR NEW LEGAL DESCRIPTION**

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: 01/09/2017

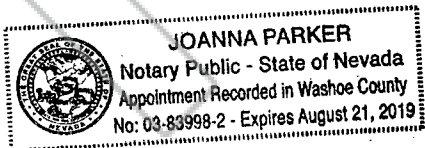
Craig Lodato, Trustees of The C. Lodato Trust  
dated June 21, 2001

Craig Lodato  
Craig Lodato, Trustee

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

This instrument was acknowledged before me on 2/23/17 by  
**CRAIG LODATO**

Joanna Parker  
Notary Public  
(My commission expires: 8/21/19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**January 09, 2017** under Escrow No. **143-2515322**.

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, FURTHER DESCRIBED AS THAT CERTAIN PARCEL LYING EAST OF LOT 53 AND NORTH OF HIGHLAND WAY AS SHOWN ON THE OFFICIAL PLAT OF HOLBROOK HIGHLANDS, FILED FOR RECORD MARCH 22, 1978 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 18825 AND ALSO LYING WEST OF HOLBROOK BUSINESS PARK AS SHOWN ON THE OFFICIAL PLAT OF HOLBROOK BUSINESS PARK, FILED FOR RECORD OCTOBER 16, 1979 IN SAID OFFICE OF THE RECORDER AS DOCUMENT NO. 37740, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF HIGHLAND WAY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 53;

THENCE ALONG THE EAST LINE OF SAID LOT 53, NORTH  $00^{\circ}14'17''$  EAST, 361.41 FEET MORE OR LESS TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 18;

THENCE ALONG SAID EAST-WEST CENTER LINE, NORTH  $87^{\circ}47'30''$  EAST, 792.14 FEET MORE OR LESS TO THE NORTHWEST CORNER OF PARCEL 'B' AS SHOWN ON SAID OFFICIAL PLAT OF HOLBROOK BUSINESS PARK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2 AS SHOWN ON THE PARCEL MAP FOR NORTHERN NEVADA URGENT CARE, LLP FILED FOR RECORD JANUARY 26, 2009 IN SAID OFFICE OF THE RECORDER AS DOCUMENT NO. 736397;

THENCE ALONG THE WEST LINE OF LOT 2, SOUTH  $00^{\circ}48'05''$  WEST, 550.19 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL 'A' AS SHOWN ON SAID OFFICIAL PLAT OF HOLBROOK BUSINESS PARK;

THENCE ALONG THE WEST LINE OF SAID PARCEL 'A', SOUTH  $00^{\circ}48'05''$  WEST, 300.00 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID HIGHLAND WAY;

THENCE ALONG SAID NORTHERLY LINE OF HIGHLAND WAY THE FOLLOWING THREE (3) COURSES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 675.00 FEET, CENTRAL ANGLE OF  $44^{\circ}23'29''$ , ARC LENGTH OF 522.97 FEET, CHORD BEARING OF NORTH  $64^{\circ}52'33''$  WEST AND A CHORD LENGTH OF 509.99 FEET;

2. NORTH  $42^{\circ}40'49''$  WEST, 80.85 FEET;

3. ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 725.00 FEET, CENTRAL ANGLE OF  $25^{\circ}35'39''$  AND AN ARC LENGTH OF 323.86 FEET TO THE POINT OF BEGINNING, CONTAINING 11.7 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH  $87^{\circ}47'30''$  EAST, BEING THE NORTH LINE OF HOLBROOK HIGHLANDS AS SHOWN ON THE OFFICIAL PLAT OF HOLBROOK HIGHLANDS, FILED FOR RECORD MARCH 22, 1978 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 18825.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY R.O. ANDERSON ENGINEERING, INC., CLIFFORD W. RAY, P.L.S. 15428, P.O. BOX 2229, MINDEN, NEVADA 89423.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-18-002-051
- 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: \$129,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$129,900.00
- d) Real Property Transfer Tax Due \$507.00

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: *Carly Lodato*

Capacity: *GRANTOR*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Lodato Trust  
Address: P.O. BOX 998  
City: GENOA  
State: NV Zip: 89411

Print Name: Vela  
Address: 19134 Hwy 35  
City: Sweeny  
State: TX Zip: 77480

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2515322 SC/ SC  
State: NV Zip: 89423

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