

RECORDING REQUESTED BY:

Reliant Title
937 Tahoe Blvd., Ste 130
Incline Village, NV 89451
Escrow No.: 203-1700230-KOT

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Roberto Frank Jannetti
P.O. Box 11448
Zephyr Cove, NV 89448

R.P.T.T.: EXEMPT

A.P.N.: 1418-34-302-001

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Nachele Donnette Jannetti, spouse of the grantee herein

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Roberto Frank Jannetti, a married man as his sole and separate property

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 7 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., sometimes known as the "Beatty Tract", Lake Tahoe, according to the Map of said tract which was filed in the office of the County Recorder of Douglas County, Nevada, on March 5, 1947, being the same property as described in that certain deed dated December 3, 1920, recorded in Book R, Page 218, Deed Records, executed by F. O. Broili to Cole L. Harwood.

EXCEPTING HOWEVER, a parcel of land as set out in that certain Deed dated June 14, 1923, recorded in Book R, Page 397, Deed Records, executed by Cole L. Harwood to Hazel Ford Wilson, more fully described as follows:

All that part of Lot 7 of Subdivision Survey of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M., which lies East of U. S. Highway 50.

Also excepting therefrom all that portion conveyed to the State of Nevada by Quitclaim Deed recorded April 14, 1970 in Book 75, Page 64, Document No. 47788.

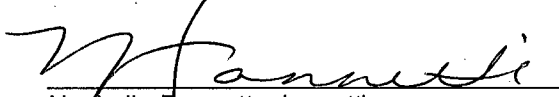
The above metes and bounds legal description appeared previously in that certain Document recorded on May 23, 1989, as Document No. 202530, Official Records, pursuant to NRS Section 6. NRS 111.312

APN: 1418-34-302-001

SUBJECT TO: 1. Taxes for the fiscal year 2016/17.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: May 18, 2017

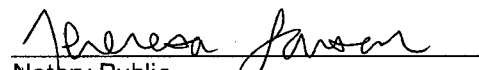

Nachele Donnette Jannetti

STATE OF Nevada

County OF Douglas

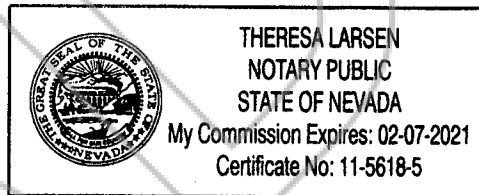
I, Theresa Larsen, a Notary Public for the County of Douglas and State of Nevada, do hereby certify that Nachele Donnette Jannetti personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .


Notary Public

My Commission Expires:

(SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-302-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$11,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$11,000,000.00
 d. Real Property Transfer Tax Due: \$EXEMPT

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Transfer between spouses without consideration
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Nachelle Jannetti* Capacity: _____ Grantor
 Signature: *Roberto Jannetti* Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Nachelle Donnette Jannetti</u>	Print Name: <u>Roberto Frank Jannetti</u>
Address: <u>P.O. Box 11448</u>	Address: <u>P.O. Box 11448</u>
City: <u>Zephyr Cove</u>	City: <u>Zephyr Cove</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>NV</u> Zip: <u>89448</u>

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

Print Name: Reliant Title Esc. #: 203-1700230
 Address: 937 Tahoe Blvd., Ste 130
 City: Incline Village State: NV Zip: 89451