

APN# : 1220-11-001-054 & 1220-11-001-053
RPTT: \$0.00 #7

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$18.00
\$18.00 Pgs=5
ETRCO
KAREN ELLISON, RECORDER
2017-903068
08/23/2017 03:24 PM
E07

Recording Requested By:
Western Title Company
Escrow No.: ARJACCM19

When Recorded Mail To:
Jack Benigno
Joe Benigno
3347 S. Acres Road
Visalia, CA 93291

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Joe Benigno
Joe Benigno Grantee

Grant, Bargain, and Sale Deed

This document is being recorded as an accommodation only.

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Jack Benigno, Trustee, or his successors in trust, of the Benigno Living Trust, Dated March 23, 2012, and any amendments thereto

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jack Benigno, Trustee, or his successors in trust, of the Benigno Living Trust, Dated March 23, 2012, and any amendments thereto, as to an undivided 50% interest and Joe Benigno, Trustee of The Joe Benigno Living Trust, dated December 20, 2012, as to an undivided 50% interest


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/02/2017

The Benigno Living Trust, Dated March 23, 2012 and any amendments thereto



Jack Benigno, Trustee

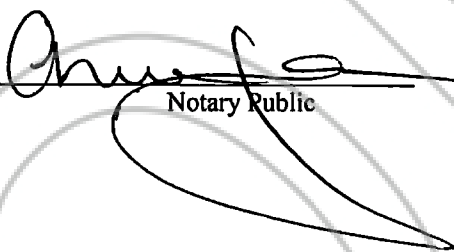
STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

June 2, 2017.

By Jack Benigno.



Notary Public

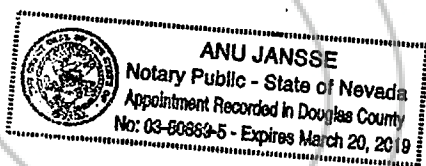


EXHIBIT "A"

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

A parcel of land located within a portion of Section 11, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

A portion of Parcel 1 as shown on that certain Final Industrial Subdivision Map LDA 06-016 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 15, 2009 in Book 509, at Page 3833 as Document No. 743278, Official Records, described as follows:

Lot 12, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

SUBJECT TO Item 22 of exceptions shown in this report.

**Assessor's Parcel Number(s):
1220-11-001-053**

EXHIBIT "A"

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

A parcel of land located within a portion of Section 11, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

A portion of Parcel 1 as shown on that certain Final Industrial Subdivision Map LDA 06-016 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 15, 2009 in Book 509, at Page 3833 as Document No. 743278, Official Records, and Amended June 30, 2011, as Document No. 785794, Official Records, described as follows:

Lot 13, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

SUBJECT TO Item 22 of exceptions shown in this report.

**Assessor's Parcel Number(s):
1220-11-001-054**

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-11-001-054
 - b) 1220-11-001-053

- 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
Trust Verified - JS	

3. Total Value/Sales Price of Property:	\$0.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$0.00
Real Property Transfer Tax Due:	\$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section #7
 - b. Explain Reason for Exemption: Transfer from Trust to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jack Benigno, Trustee, or his successors in trust, of the Benigno Living Trust, Dated March 23, 2012

Address: 3347 S. Acres Road
 City: Visalia
 State: CA Zip: 93291

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jack Benigno, Trustee, or his successors in trust, of the Benigno Living Trust, Dated March 23, 2012 and Joe Benigno, Trustee of The Joe Benigno Living Trust, dated December 20, 2012

Address: 3347 S. Acres Road
 City: Visalia
 State: CA Zip: 93291

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: ARJACCM19