

APN: 1420-08-211-017

Recording Requested and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER

Affiant's Address/Mail Tax Statements To:
JOSE A. GALDAMEZ
1002 Sunburst Ave.
Carson City, NV 89705

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on October 11, 2017, by and between the CESHAN TRUST, by and through its trustees Clinton C. DeWitt IV and Shannon Rafat, as tenants-in-common as to an undivided fourteen percent (14%) interest, Grantors, and JOSE A. GALDAMEZ, an individual, Grantee,

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all of the fourteen percent (14%) interest owned by the Grantors in that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

Lot 25, in Block D, as set forth on the Final Map of Sunridge Heights, Phases 4 and 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada,

STATE OF California)

COUNTY OF Santa Clara : ss.

On 16 October 2017, 2017, personally appeared before me, a notary public, SHANNON RAFAT, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Grant, Bargain and Sale Deed on behalf of the Ceshan Trust.



NOTARY PUBLIC

See attached
Certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California)
County of Santa Clara)

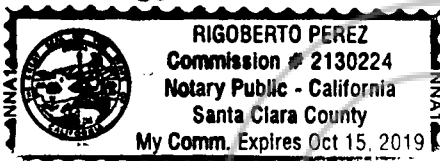
On 6 October 2017 before me, Rigoberto Perez, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Shannon Rafat
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain + Sale Deed Document Date: 10/6/17

Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: same as above

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1420-08-211-017
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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$44,000.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$171.60

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: \$14.0 %

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 for Grantor
Signature _____ Capacity Agent for Grantee

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

Ceshan Trust

Print Name: _____
Address: 5576 Bighorn Drive
City: Carson City
State: Nevada Zip: 89703

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

Jose A. Galdamez

Print Name: _____
Address: 1002 Sunburst Avenue
City: Carson City
State: Nevada Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Jennifer Mahe, Esq. Escrow # _____
Address: 707 N. Minnesota Street, Suite D
City: Carson City State: NV Zip: 89703

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