

APN# : 1220-04-101-010, 1220-04-101-009 &  
1220-04-101-008  
RPTT: \$3,022.50

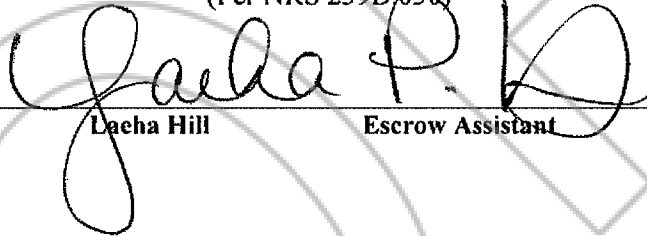
Recording Requested By:  
Western Title Company  
Escrow No.: 091597-ARJ

When Recorded Mail To:  
John P. Ferreri  
9820 Sea Breeze Lane  
Reno, NV 89521

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



Laaha Hill

Escrow Assistant

**Grant, Bargain, and Sale Deed**

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,

Gary and Diana Allen, as Trustees for the Gary and Diana Allen Family Trust, dated 20 June 2005 and Gary L. Allen and Diana K. Allen, husband and wife as joint tenants with right of survivorship

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

John P. Ferreri, Trustee of The John P. Ferreri Trust dated May 27, 1999

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: 10/09/2017

[Signature]  
Gary L. Allen

[Signature]  
Diana K. Allen

The Gary and Diana Allen Family Trust, dated 20 June 2005

[Signature] Trustee  
Gary Allen, Trustee

[Signature] Trustee  
Diana Allen, Trustee

STATE OF Nevada

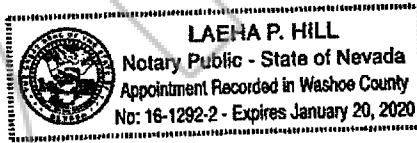
COUNTY OF Douglas

This instrument was acknowledged before me on

11/2/17

By Gary L. Allen and Diana K. Allen.

[Signature]  
Notary Public



STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

11/2/17

By Gary Allen and Diana Allen.

[Signature]  
Notary Public



**EXHIBIT "A"**

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

**Parcel 1:**

**BEGINNING** at a point at the Northwest corner of the parcel, on the South line of the original county road through the Town of Gardnerville, said point being 33.40 feet South and 71.00 feet East from the established 1/16 corner at the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., said 1/16th corner being North 77°22' West, a distance of 12.63 feet from the so called Dettling Monument, as the same is shown on the Town Map of Gardnerville on file in the Douglas County Court House; thence from the **POINT OF BEGINNING**, bearing East along the South line of the original county road, a distance of 93.00 feet to a point at the Northeast corner of the parcel; thence South 3°52' East, a distance of 150.00 feet to a point at the Southeast corner of the parcel; thence South 84°50' West, a distance of 103.50 feet to a point at the Southwest corner of the parcel; thence North, a distance of 159.00 feet to the **POINT OF BEGINNING**, Section 4 Township 12 North, Rang 20 East, M.D.B.&M.

**Note:** Legal description previously contained in Document No. 655116 recorded on September 15, 2005.

**Parcel 2:**

**Beginning** at a point at the Northeast corner of the parcel, on the South line of the original County Road through the Town of Gardnerville, said point being South 33.40 feet and East 178.00 feet from the established 1/16 corner at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 4, Township 12 North., Range 20 East, M.D.B.&M., said corner being N. 77°22' W. 12.63 feet from the so-called Dettling monument as shown on the Town Map of Gardnerville filed in the Douglas County Court House; thence from the point of beginning S. 8°57' E. a distance of 418.90 feet to the Southeast corner of the parcel; thence S. 89°40' W. a distance of 164.60 feet to the Southwest corner of the parcel, thence North a distance of 234.50 feet to a point; thence West a distance of 7.50 feet to a point; thence North a distance of 21.00 feet to a point; thence N. 84°50' E. a distance of 103.50 feet to a point; thence N 3°52' W. a distance of 150.00 feet to a point on the South line of the said County Road; thence East along the South line of said road a distance of 14.00 feet to the point of beginning.

The said above described parcel of land being located in a portion of the NE 1/4 of the NW 1/4 of said Section 4, Township 12 North, Range 20 East, M.D.B.&M.

**Note:** Legal description previously contained in Document No. 802696 recorded on May 21, 2012.

**Parcel 3:**

**Commencing** at a point 33.36 feet South of the Southeast corner of the SW 1/4 of the SW 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M. and running thence East 178 feet to the Northeast corner of the Thos. J. Brown lot to a point, the place of beginning; thence South along the Eastern boundary of said Thos. J. Brown lot to a point, the place of beginning; thence South along the Eastern boundary of said Thos J. Brown lot 417 feet; thence East 104.46 feet; thence North 417 feet to the South side of the County Road; thence along said County Road 104.46 feet to the place of beginning, and said land is all in the NE 1/4 of the NW 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., being the same property as

described in Book T of Deeds, Page 258, Records of Douglas County, Nevada in the office of the County Recorder of said County.

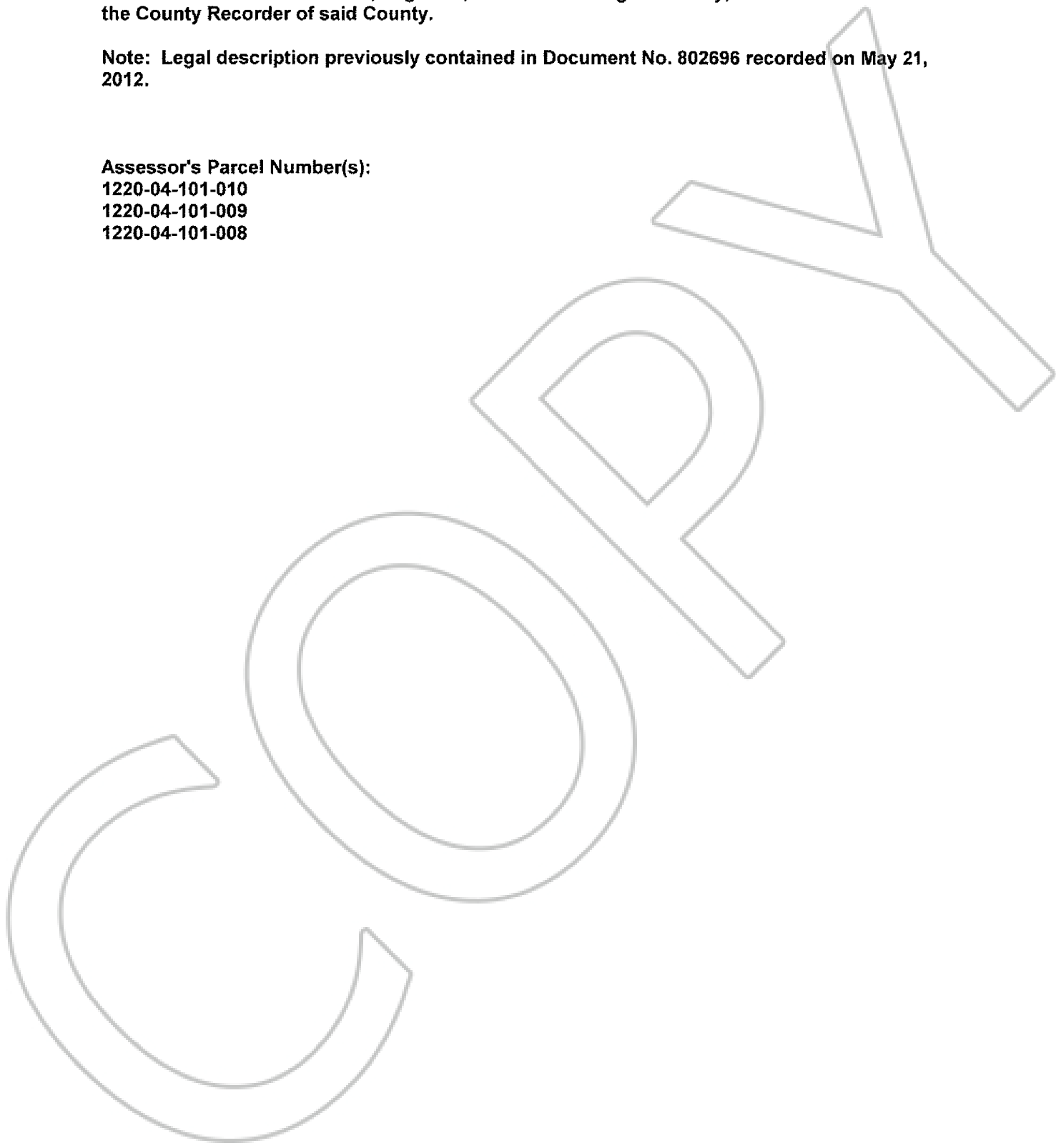
Note: Legal description previously contained in Document No. 802696 recorded on May 21, 2012.

Assessor's Parcel Number(s):

1220-04-101-010

1220-04-101-009

1220-04-101-008



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-04-101-010  
 1220-04-101-009  
 1220-04-101-008

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: _____	

3. Total Value/Sales Price of Property: \$775,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$775,000.00  
 Real Property Transfer Tax Due: \$3,022.50

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

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 *Gaella* Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Gary L. Allen and Diana K. Allen  
 Address: P.O. Box 6419  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: John P. Ferreri, Trustee of The John P. Ferreri Trust dated May 27, 1999  
 Address: 9820 Sea Breeze Lane  
 City: Reno  
 State: NV Zip: 89521

**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. #: 091597-ARJ