

DOUGLAS COUNTY, NV
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\$1,887.50 Pgs=3

2017-907683
12/05/2017 02:35 PM

TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Minden Meat and Deli, LLC, a Nevada Limited
Liability Company
1595N. Highway 395
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1705555-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-101-004
R.P.T.T. \$1,852.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Michael Gilbert as Trustee of the Irrevocable Trust for the benefit of Benjamin T. DiSalvo as established by the Bennie DiSalvo Revocable Living Trust U/T/I dated 4/28/83, an undivided 2/3 interest and Jeff Rife, as Trustee of the Irrevocable Trust for the benefit of Katherine Marie Orrock Madsen as established by the Bennie DiSalvo Revocable Living Trust U/T/I dated 4/18/83, an undivided 1/3 interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Minden Meat and Deli, LLC, a Nevada Limited Liability Company

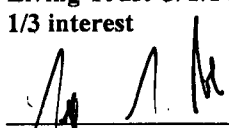
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Michael Gilbert as Trustee of the
Irrevocable Trust for the benefit of
Benjamin T. DiSalvo as established by the
Bennie DiSalvo Revocable Living Trust
U/T/I dated 4/28/83, an undivided 2/3
interest


Michael Gilbert, Trustee

Jeff Rife, as Trustee of the Irrevocable Trust for
the benefit of Katherine Marie Orrock Madsen
as established by the Bennie DiSalvo Revocable
Living Trust U/T/I dated 4/18/83, an undivided
1/3 interest

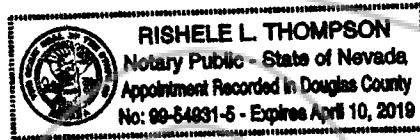

Jeff Rife, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

ss:

This instrument was acknowledged before me on , 12/5/17
by Michael Gilbert as Trustee of the Irrevocable Trust for the benefit of Benjamin T. DiSalvo as established
by the Bennie DiSalvo Revocable Living Trust U/T/I dated 4/28/83, an undivided 2/3 interest and Jeff Rife,
as Trustee of the Irrevocable Trust for the benefit of Katherine Marie Orrock Madsen as established by the
Bennie DiSalvo Revocable Living Trust U/T/I dated 4/18/83, an undivided 1/3 interest


NOTARY PUBLIC



COPY

Escrow No. 1705555-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A parcel of land on the East side of Railroad Avenue, in the Town of Minden, being located in the NE 1/4 of the NW 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the Easterly side of Railroad Avenue which is also the East right of way line of U.S. Highway 395 in the Town of Minden, from which the Town Monument, located approximately at the intersection of Railroad Avenue and Fourth Street, bears North 42°17'41" West 468.48 feet; thence along the easterly side of Railroad Avenue, South 31°22' East 100 feet; thence North 58°38' East, 141.94 feet; thence North 31°22' West 100 feet; thence South 58°38' West, 141.94 feet to the true point of beginning.

PARCEL 2:

A parcel of land, located in the North 1/2 of the North 1/2 of Section 32, in Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at a point on the easterly side of Railroad Ave., in the Town of Minden, from which the Town Monument, located approximately at the intersection of Railroad Ave. and Fourth St., bears N 42°17'41" W 468.48 feet; thence N 58°38'00" E 141.94 feet, to the True Point of Beginning of the proposed lot line adjustment, thence continuing N 58°38'00" E 54.84 feet, thence S 27°01'30" E 100.29 feet along the east line of an easement granted for power transmission lines 20' in width, thence S 58°38'00" W 47.25 feet, thence N. 31°22'00" W 100.00 feet to the point of beginning.

Document No. 2016-877563 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-32-101-004

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-32-101-004
- 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:

Total Value/Sales Price of Property: \$475,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$475,000.00
 Real Property Transfer Tax Due: \$1,852.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 grantor

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

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

Print Name: Michael Gilbert as Trustee of the Irrevocable Trust for the benefit of Benjamin T. DiSalvo as established by the Bennie DiSalvo Revocable Living Trust U/T/I dated 4/28/83, an undivided 2/3 interest ET AL

Print Name: Minden Meat and Deli, LLC, a Nevada Limited Liability Company

Address: 22 State Route 208
Youngston NV 89447
 City, State, Zip

Address: 1595 N. Highway 395
Minden, NV 89423
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1705555-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410