

APN: 1320-32-715-005

AFTER RECORDING RETURN TO:

Mark Knobel, Esq.
McDONALD CARANO
100 West Liberty Street, 10th Floor
Reno, Nevada 89501

**GRANTEES' ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Raul Tisea and Janna Tisea, Trustees
Raul and Janna Tisea Family Trust
1127 Pinion Hills Drive
Carson City, NV 89701

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

QUITCLAIM DEED

THIS DEED is entered into December 20, 2017, by and between RAUL TISEA and JANNA TISEA, Trustees of the RAUL AND JANNA TISEA FAMILY TRUST dated June 28, 2017, as Grantors, and MOBEDDA, LLC, as Grantee.

Grantors, without consideration, hereby quitclaim and convey to the Grantee, and to their successors, all of its right, title and interest in and to that certain real property situate in in the City of Gardnerville, County of Douglas, Nevada, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

BEING the same premises conveyed to Grantors herein by Quitclaim Deed recorded in the County of Douglas Recorder's Office on June 30, 2017 as Document No. 2017-900839.

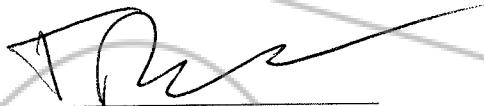
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water and water rights, ditches and ditch rights,

appurtenant thereto or used in connection therewith.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to their successors.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.

RAUL AND JANNA TISEA FAMILY TRUST
Dated June 28, 2017



RAUL TISEA, Co-Trustee



JANNA TISEA, Co-Trustee

STATE OF NEVADA)

: ss.

COUNTY OF WASHOE)

This instrument was acknowledged before me on December 20, 2017 by RAUL TISEA and JANNA TISEA, as Trustees of the RAUL AND JANNA TISEA FAMILY TRUST dated June 28, 2017.

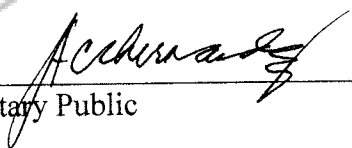
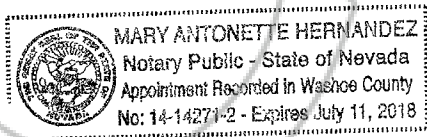

Notary Public

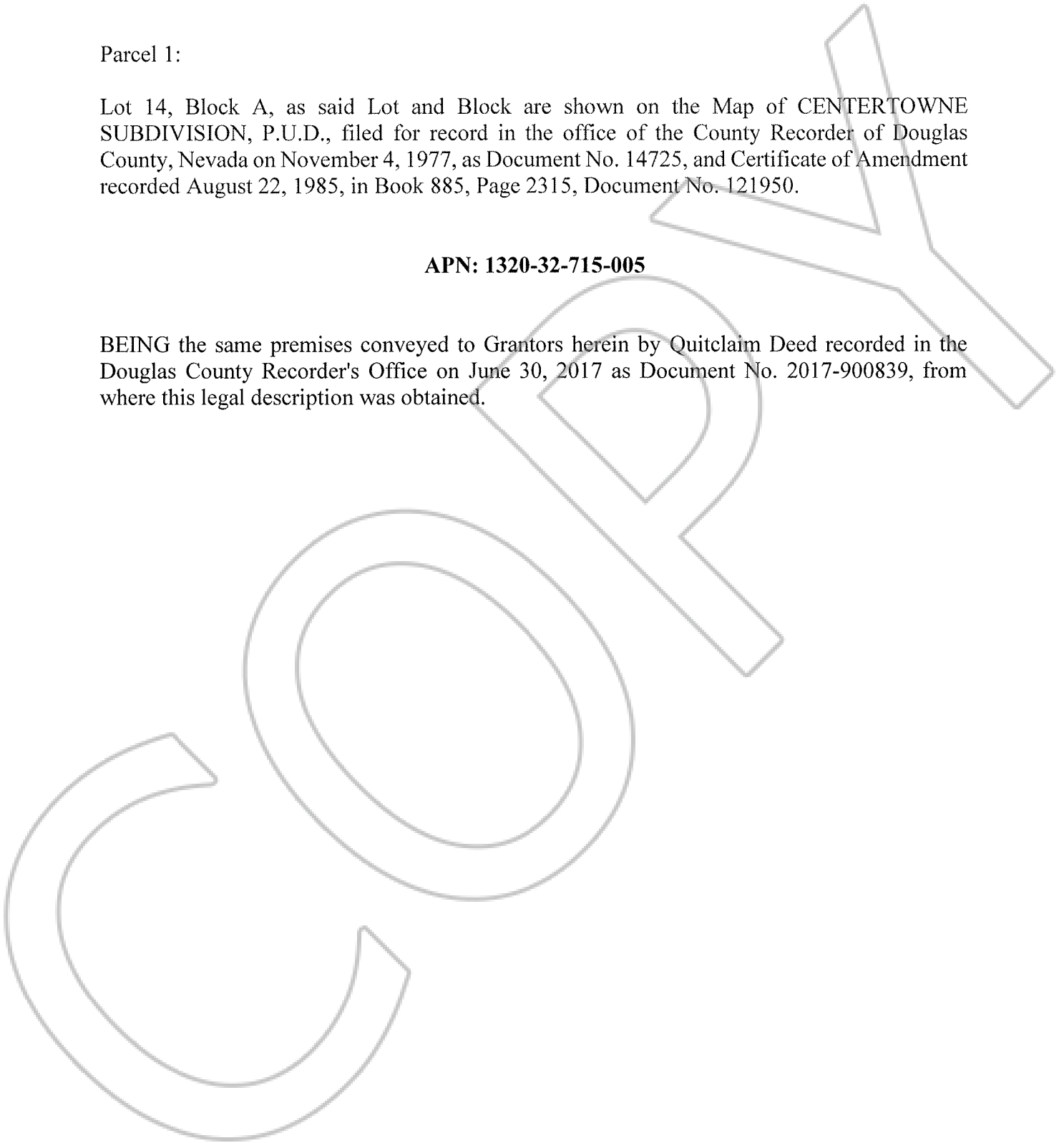
Exhibit "A"

Parcel 1:

Lot 14, Block A, as said Lot and Block are shown on the Map of CENTERTOWNE SUBDIVISION, P.U.D., filed for record in the office of the County Recorder of Douglas County, Nevada on November 4, 1977, as Document No. 14725, and Certificate of Amendment recorded August 22, 1985, in Book 885, Page 2315, Document No. 121950.

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BEING the same premises conveyed to Grantors herein by Quitclaim Deed recorded in the Douglas County Recorder's Office on June 30, 2017 as Document No. 2017-900839, from where this legal description was obtained.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-32-715-005
- b) _____
- c) _____
- d) _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|------------------------------------|
| Document/Instrument#: | _____ |
| Book: _____ | Page: _____ |
| Date of Recording: | _____ |
| Notes: | <u>Operating agreement ok - JS</u> |

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input checked="" type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

| | |
|--|----------|
| Deed in Lieu of Foreclosure Only (value of property) | \$ _____ |
| Transfer Tax Value: | \$ _____ |
| Real Property Transfer Tax Due: | \$ _____ |

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: This property is being transferred into Mobedda LLC, 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 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 _____ for Grantor/Grantee |
| Signature _____ | Capacity _____ |

SELLER (GRANTOR) INFORMATION

(REQUIRED) Raul Tisea & Janna M. Tisea, Trustees

Print Name: Raul and Janna Tisea Family Trust
 Address: 1127 Pinion Hills Drive
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION

(REQUIRED) Raul Tisea & Janna Miller Tisea, Trustees

Print Name: Mobedda, LLC
 Address: 1127 Pinion Hills Drive
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McDonald Carano, LLP Escrow # _____
 Address: PO Box 2670
 City: Reno State: NV Zip: 89505

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)