

DOUGLAS COUNTY, NV **2018-909407**
RPTT:\$2515.50 Rec:\$35.00
\$2,550.50 Pgs=7 01/19/2018 02:02 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:
MARK T. COOPER
5579 MARQUETTE DRIVE
SAN JOSE, CA 95118**

**MAIL TAX STATEMENTS TO:
MARK T. COOPER
5579 MARQUETTE DRIVE
SAN JOSE, CA 95118**

APN:1318-26-101-065
RPTT \$2,515.50

This document is being executed and recorded in counterpart

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Righetti Partners LP, a Limited Partnership, a California limited partnership

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Mark T. Cooper and Lori M. Cooper Husband and Wife as community property

all that real property situated in the unincorporated area of Stateline Nevada, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Righetti Partners LP, a Limited Partnership, a California limited partnership


Milton E. Righetti, General Partner

Matthew Righetti, General Partner

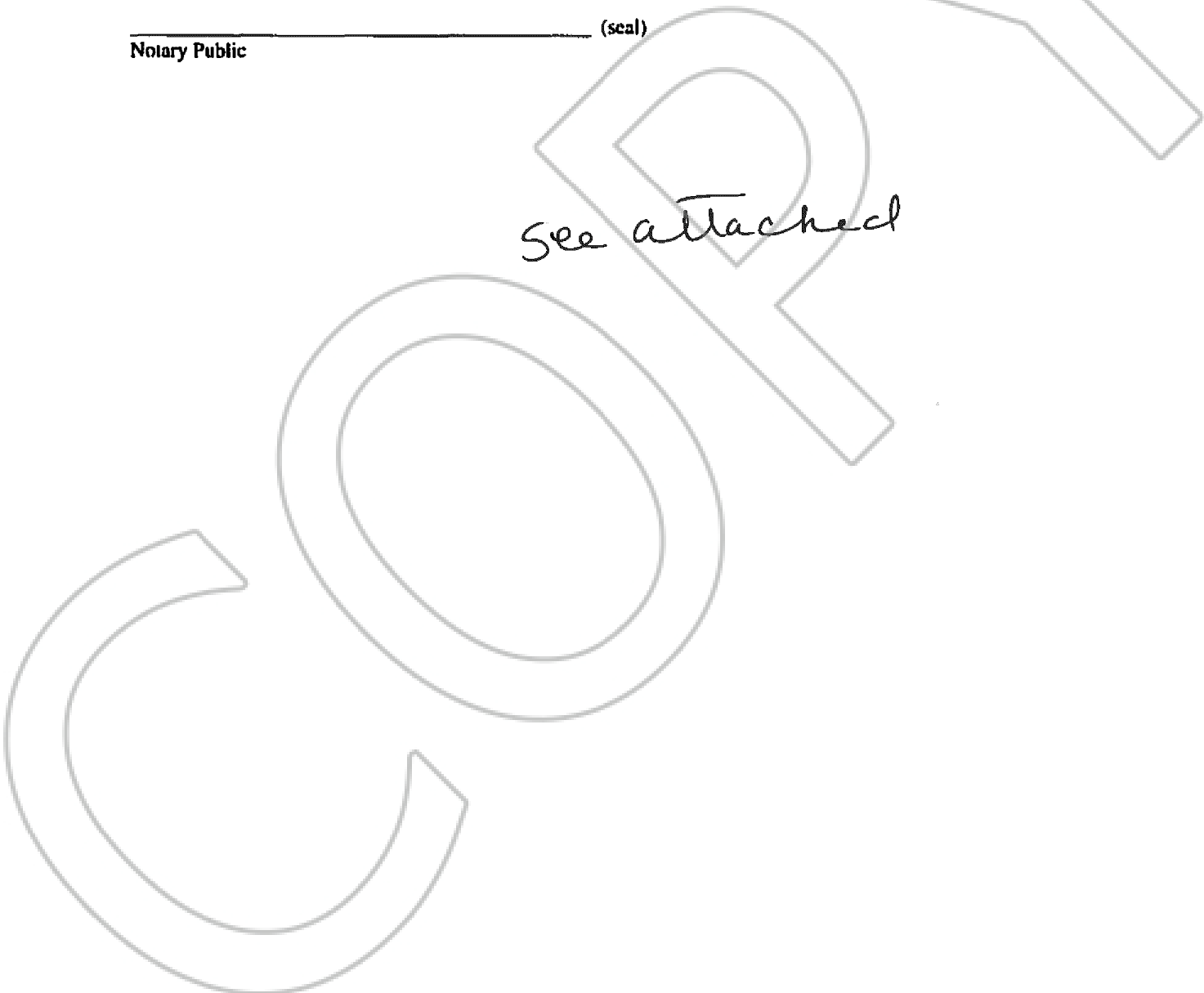
STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____
by _____

Notary Public (seal)

See attached



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 Riverside)
On Jan 12, 2018 before me, DIANNA FORSYTHE, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared Milton E Righetti
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 Dianna Forsythe
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: 01-12-18

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

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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: _____

Exhibit A

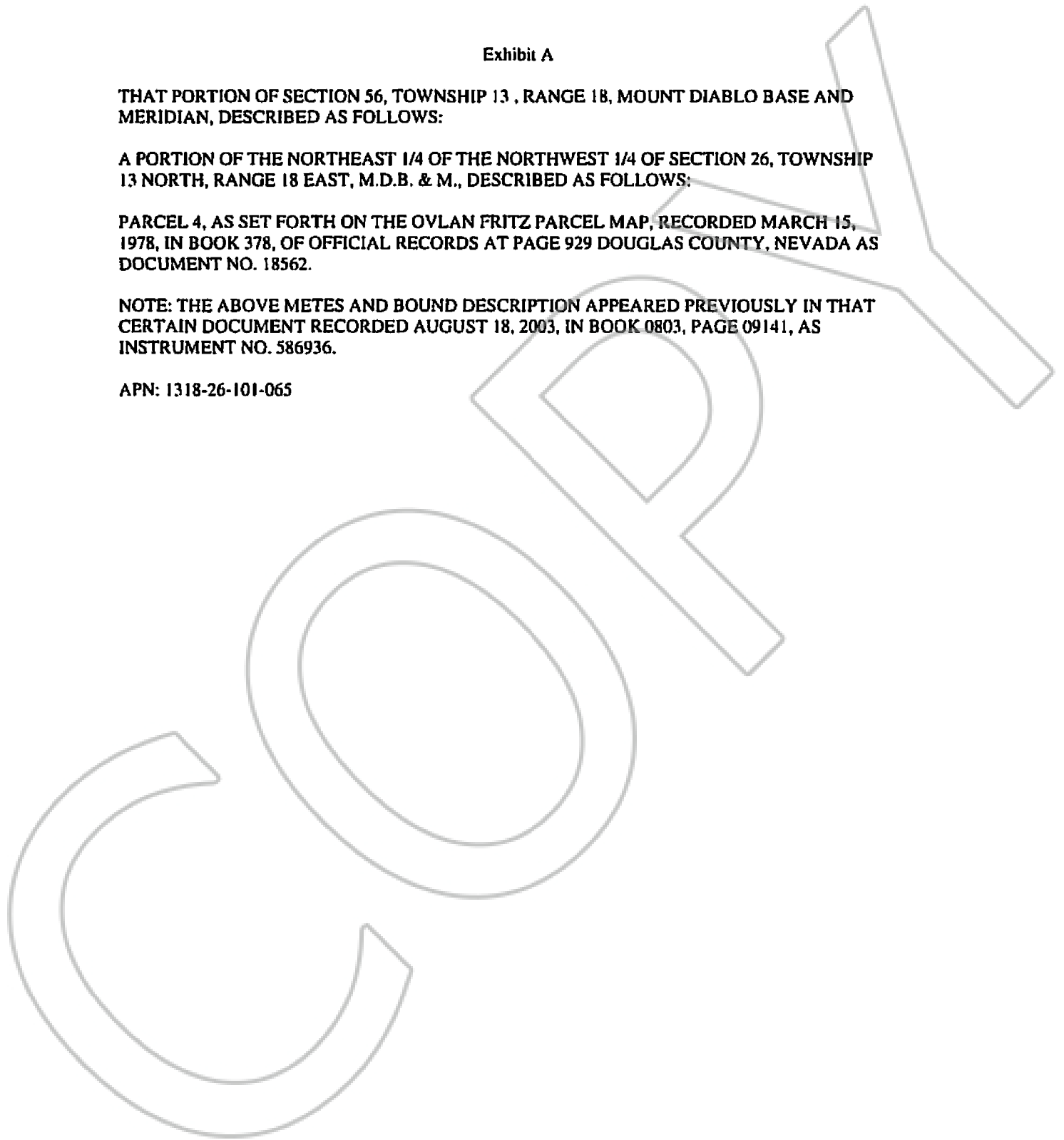
THAT PORTION OF SECTION 56, TOWNSHIP 13 , RANGE 18, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 4, AS SET FORTH ON THE OVLAN FRITZ PARCEL MAP, RECORDED MARCH 15, 1978, IN BOOK 378, OF OFFICIAL RECORDS AT PAGE 929 DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 18562.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 18, 2003, IN BOOK 0803, PAGE 09141, AS INSTRUMENT NO. 586936.

APN: 1318-26-101-065



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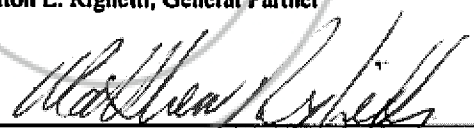
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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Righetti Partners LP, a Limited Partnership, a California limited partnership

Milton E. Righetti, General Partner


Matthew Righetti, General Partner

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STATE OF ~~NEVADA~~ ^{CA} *JLA*
COUNTY OF ~~SAN FRANCISCO~~ ^{SAN FRANCISCO} *JLA*

This instrument was acknowledged before me on 1-10-2018

by MATTHEW RIGHETTI

John L. Anderson (seal)
Notary Public

NR01
JOHN L. ANDERSON
COMM. #2138185
Notary Public - California
San Francisco County
My Comm. Expires Jan. 20, 2020
NR01

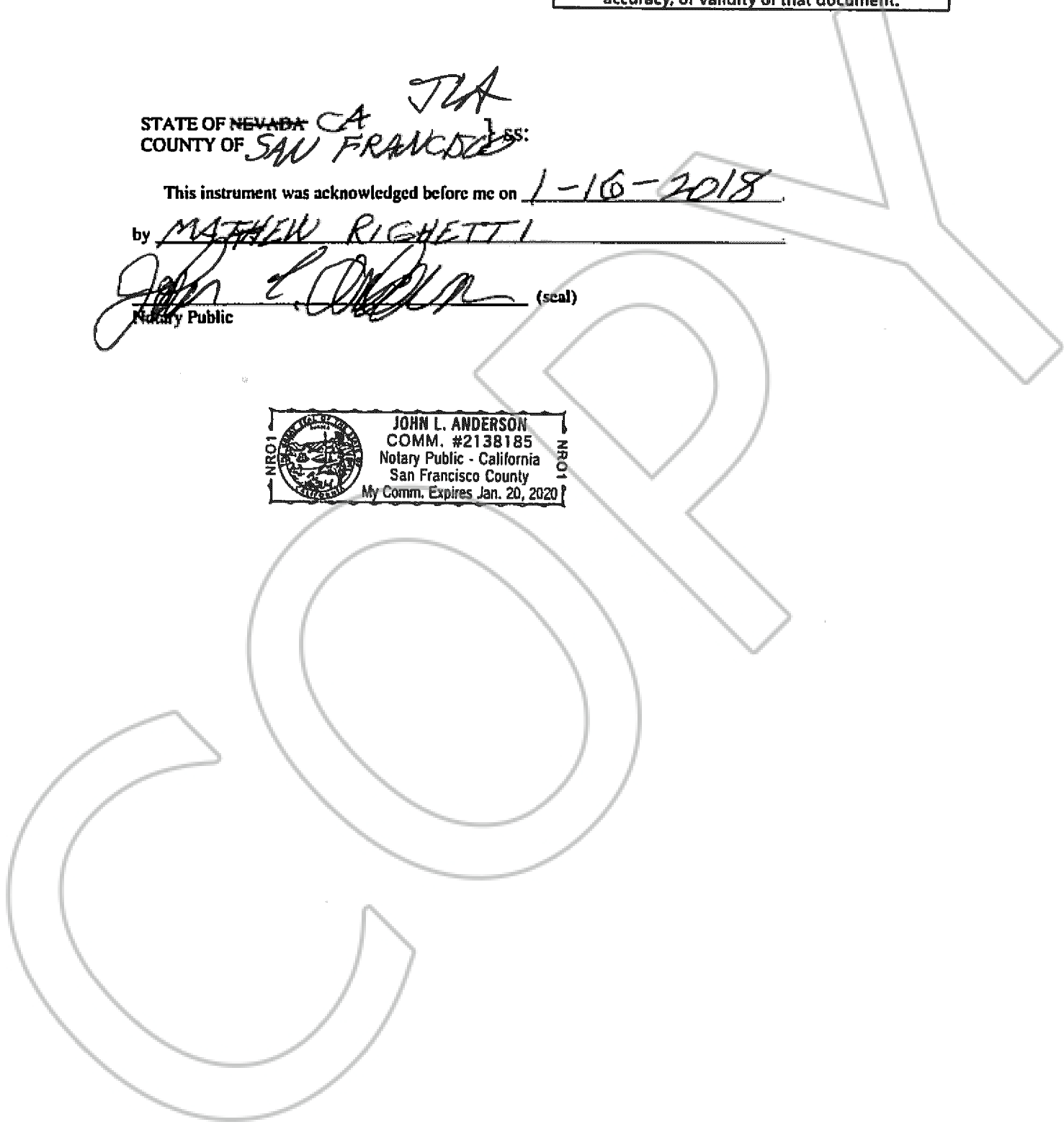


Exhibit A

THAT PORTION OF SECTION 56, TOWNSHIP 13 , RANGE 18, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

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APN: 1318-26-101-065

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

**COMPLETE, SIGN
& RETURN**

1. Assessor Parcel Number(s)

- a) 1318-26-101-065
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$645,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$645,000.00

Real Property Transfer Tax Due: \$2,515.50

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: *Mark T. Cooper* Capacity Grantor

Signature: _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Righetti Partners LP, a Limited Partnership, a California limited partnership

Print Name: Mark T. Cooper

Address: P.O. Box 11801

Address: 5579 Marquette Dr

City: Zephyr Cove

City: San Jose

State: NV Zip: 89448

State: CA Zip: 95118

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: 11000244-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED