

A.P.N.: 1022-16-002-056
File No: 143-2537671 (mk)
R.P.T.T.: \$799.50

DOUGLAS COUNTY, NV
RPTT:\$799.50 Rec:\$35.00
\$834.50 Pgs=2
2018-911943
03/23/2018 11:45 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Steven A. Worley and Michele R. Worley
1525 Opal Court
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pentagon Investment Group, LLC., a Nevada Limited Liability Company for the benefit of
1525 Opal Court Series

do(es) hereby *GRANT, BARGAIN and SELL* to

Steven A. Worley and Michele R. Worley, husband and wife as joint tenants

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

**LOT 12, IN BLOCK H, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES
UNIT NO. 4, FILED FOR RECORD NOVEMBER 16, 1970, IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT #50212.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/20/2018

Pentagon Investment Group LLC., a Nevada
Limited Liability Company for the benefit of 1525
Opal Court Series, a Nevada limited liability
company

By: [Signature]
Name: Jason J. Tristao
Title: Managing member

By: [Signature]
Name: Jolee S. Tristao
Title: Managing member

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 3/22/18 by
Jason J. Tristao and Jolee S. Tristao, *managing members of*
Pentagon Investment Group LLC

[Signature]
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 20, 2018 under Escrow No. **143-2537671**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-002-056
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$205,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$205,000.00
- d) Real Property Transfer Tax Due \$799.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
Signature: _____

Capacity: [Signature]
Capacity: _____

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

Pentagon Investment Group LLC.,
A Nevada Limited Liability
Print Name: Company
Address: Po Box 1276
City: Carson City
State: NV Zip: 89702

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

Steven A. Worley and
Michele R. Worley
Print Name: Steven A. Worley and
Michele R. Worley
Address: 1525 Opal Court
City: Wellington
State: NV Zip: 89444

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

First American Title Insurance
Print Name: Company File Number: 143-2537671 mk/ mk
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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