

APN: 1320-30-215-016  
and 1320-30-215-010



KAREN ELLISON, RECORDER

E09

**When Recorded Mail to:**  
ROWE & HALES, LLP  
JAMES R. HALES, ESQ.  
Post Office Box 2080  
Minden, NV 89423

**Send Tax Statements To:**  
Bruce and Stephanie Sanguinetti  
P.O. Box 284  
Genoa, NV 89411-0284

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Bruce Sanguinetti, owner of a 50% interest in 1751 #10 Pinewood Drive LLC, and Stephanie Sanguinetti, owner of a 50% interest in 1751 #10 Pinewood Drive LLC, do hereby grant, bargain, sale and convey to 1751 #10 Pinewood Drive LLC, a Nevada limited liability company, all right, title and interest in the real property located in Minden, County of Douglas, Nevada. more particularly described as follows:

**See Exhibit A attached hereto and made a part hereof.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

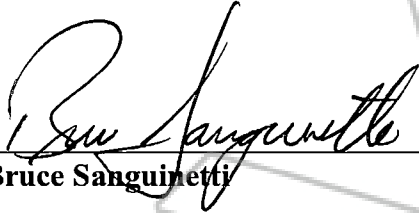
Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

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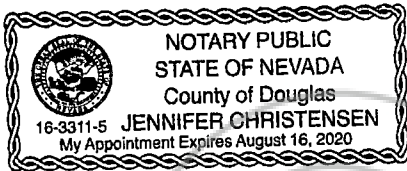
Pursuant NRS 111.312, this legal description was previously recorded at Document No. 783905 on May 27, 2011, Book no. 511, Page no. 5213.

DATED this 15<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
Bruce Sanguinetti

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 15<sup>th</sup> day of March, 2018 by Bruce Sanguinetti.



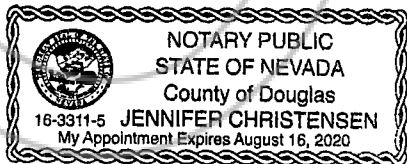
  
\_\_\_\_\_  
NOTARY PUBLIC

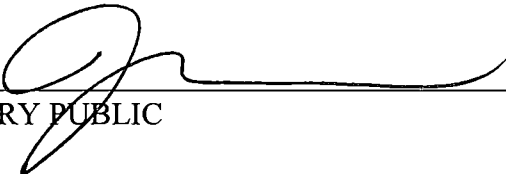
DATED this 15<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
~~Stephanie~~ Stephanie Sanguinetti

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on the 15<sup>th</sup> day of March, 2018 by Stephanie Sanguinetti.



  
\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT "A"

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

**PARCEL 1:**

Lot B-10, as set forth on Final Subdivision Map, a Planned Unit Development PD 04-012, for IRONWOOD TOWNHOMES, filed for record with the Douglas County Recorder on August 23, 2005, in Book 0805, at Page 10879, as Document No. 653084, Official Records, Douglas County, Nevada.

APN: 1320-30-215-010

**PARCEL 2:**

Garage Lot G-10, as set forth on Final Subdivision Map, a Planned Unit Development PD 04-012, for IRONWOOD TOWNHOMES, filed for record with the Douglas County Recorder on August 23, 2005, in Book 0805, at Page 10879, as Document No. 653084, Official Records, Douglas County, Nevada.

APN: 1320-30-215-016

**PARCEL 3:**

An easement for ingress and egress as set forth in the Grant of Easement recorded August 23, 2005, in Book 0805, Page 10940, Document No. 653086, Official Records, Douglas County, Nevada.

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1320-30-215-016
  - b) 1320-30-215-010
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified operating Agmt</u>	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 9
  - b. Explain Reason for Exemption: A transfer of real property to an LLC. Bruce and Stephanie Sanguinetti own 100% of the LLC. An operating agreement is attached.

- 5. Partial Interest: Percentage being transferred: 100.0 %

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] Capacity: Buyer

Signature: [Signature] Capacity: Seller

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

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

Print Name: Bruce Sanguinetti & Stephanie Sanguinetti  
 Address: PO Box 284  
 City: Genoa  
 State: NV Zip: 89411

Print Name: 1751 Pinewood Drive LLC  
 Address: PO Box 284  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: James R. Hales, Esq. Escrow # N/A  
 Address: 1638 Esmeralda Avenue  
 City: Minden State: NV Zip: 89423

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