

APN: 1320-07-801-049

**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



KAREN ELLISON, RECORDER

E09

## Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Bruce Sanguinetti, owner of a 50% interest in 2219 #7 Enterprise Lane LLC, and Joan Stephanie Sanguinetti, owner of a 50% interest in 2219 #7 Enterprise Lane LLC, do hereby grant, bargain, sell and convey to 2219 #7 Enterprise Lane 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.**

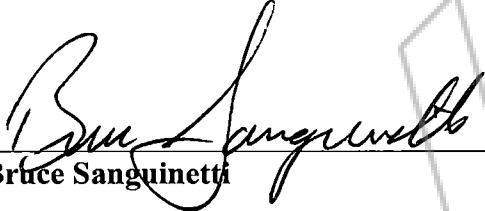
TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

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

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 2016-877824 on 03/07/2016.

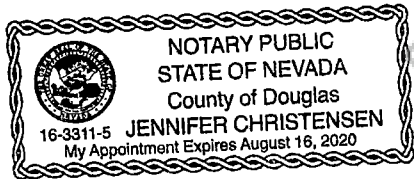
///

DATED this 15<sup>th</sup> day of March, 2017.

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

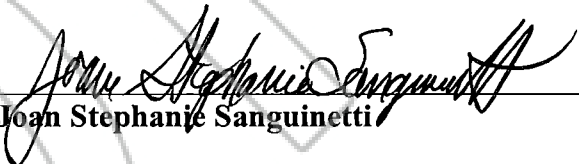
STATE OF NEVADA                    )  
  : ss.  
COUNTY OF DOUGLAS            )

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



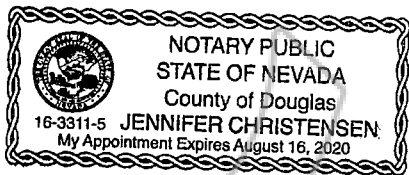
  
\_\_\_\_\_  
NOTARY PUBLIC

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

  
\_\_\_\_\_  
Joan 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 Joan Stephanie Sanguinetti.



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

Exhibit A

**UNIT 3-1 GENOA GENERAL STORAGE**

August 30, 2015

A parcel of land located within a portion of Section 7, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Unit 3-1 as shown on Record of Survey #3 for Genoa General Storage recorded as Document # 2015-859264 of the Douglas County Recorder's Office, which bears N. 47°26'50" W., 186.98' from the Southeast corner of Lot 2 as shown on said Record of Survey;

thence N 89°53'00" W, 52.00';

thence N 00°07'00" E, 48.00';

thence S 89°53'00" E, 52.00';

thence S 00°07'00" W, 48.00' to the POINT OF BEGINNING.

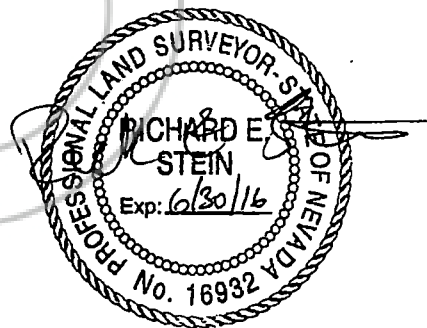
Containing 2,496 square feet, more or less.

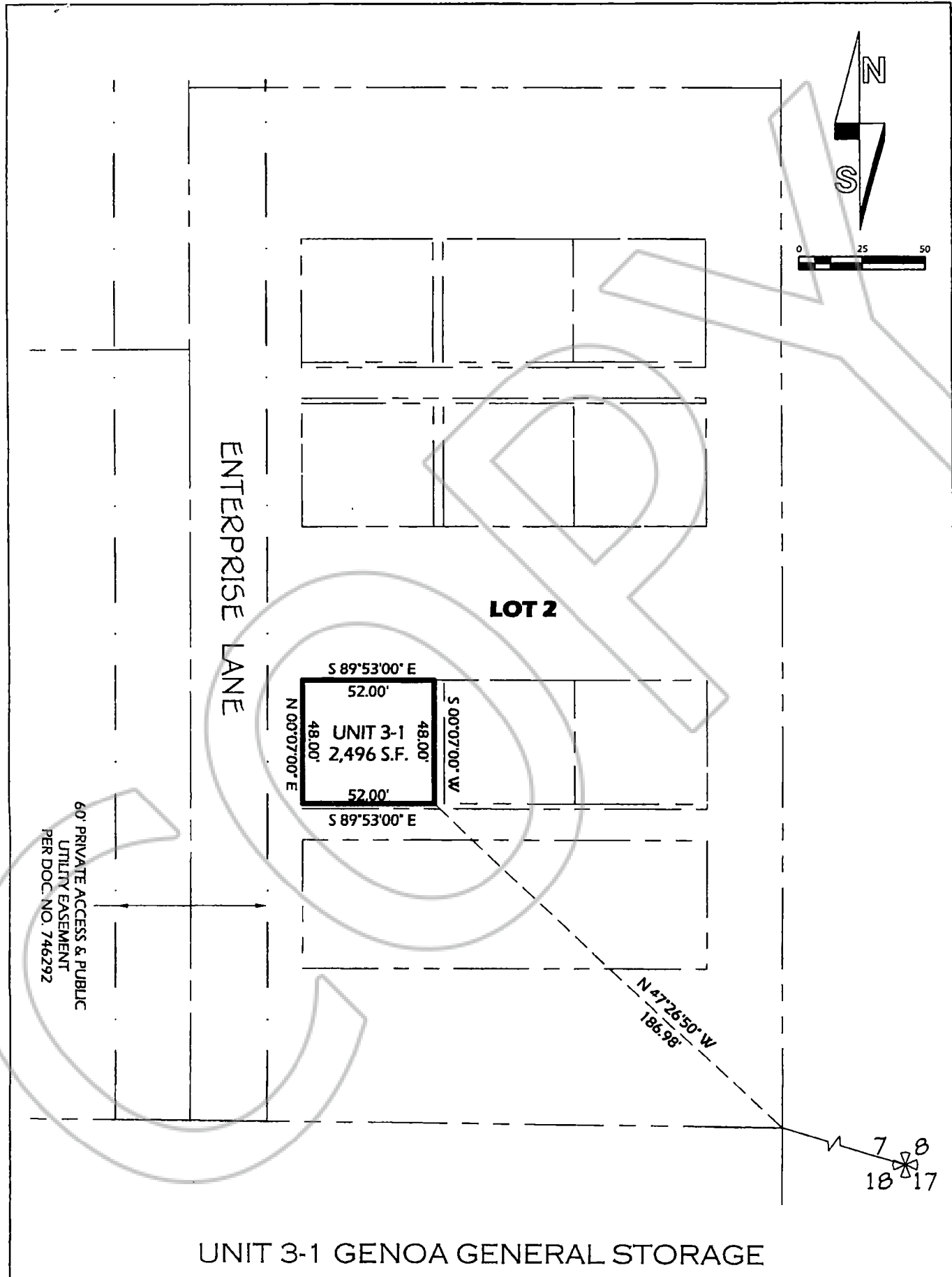
**Basis of Bearing:**

Easterly line of Parcel 4B as shown on the Parcel Map for Ronald F. Thaheld and Fred H. Thaheld, Recorded as Document # 111959 of The Douglas County Recorder's Office.  
(N. 00°07'00" E.)

**PREPARED BY:**

Richard E. Stein, P.L.S. # 16932  
1038 NW 32<sup>nd</sup> Street  
Corvallis, OR 97330  
(541) 602-2879





UNIT 3-1 GENOA GENERAL STORAGE

60' PRIVATE ACCESS & PUBLIC  
UTILITY EASEMENT  
PER DOC. NO. 746292

LOT 2

ENTERPRISE LANE

$S 89^{\circ}53'00'' E$

52.00'

48.00'

UNIT 3-1  
2,496 S.F.

48.00'

52.00'

$S 89^{\circ}53'00'' E$

$S 00^{\circ}07'00'' W$

$N 47^{\circ}26'50'' W$   
186.98'

7  
8  
18  
17

0 25 50

N  
S

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-07-801-049  
 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: <i>Verified Deed Agent</i>	

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 Joan Stephanno Sanguinetti* owns 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: *Bruce Sanguinetti* Capacity: \_\_\_\_\_ Buyer

Signature: *Joan Stephanno Sanguinetti* Capacity: \_\_\_\_\_ Seller

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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

Print Name: 2219 #7 Enterprise Lane 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)