

A.P.N.: 1220-21-510-044  
File No: 143-2543750 (mk)  
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:  
Douglas Ray Roderick and S. Joann Roderick  
61 Giorgi Lane  
Yerington, NV 89447

***GRANT, BARGAIN and SALE DEED***

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

Elaine M. Candelieri, Successor Trustees of the Candelieri Family Trust dated May 8, 1996

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

Michael John Roderick, an unmarried man and Douglas Ray Roderick and S. Joann Roderick, Trustees of the Douglas Ray and S. Joann Roderick Living Trust dated May 1, 1995

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

**LOT 108, AS SHOWN ON THE OFFICIAL MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 006, AS DOCUMENT NO. 71399.**

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: 05/11/2018

Elaine M. Candelieri, Successor Trustee of the  
Candelieri Family Trust dated May 8, 1996

*x Elaine M. Candelieri*  
Elaine M. Candelieri, Successor Trustee

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

*BWA  
5-22-18*

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Elaine M. Candelieri, Successor Trustee of the Candelieri Family Trust dated Ma.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 11, 2018** under Escrow No. **143-2543750**.

*See attached Certificate*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

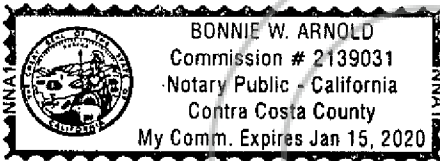
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa ;  
On 5/22/18 before me, Bonnie W. Arnold, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Elaine M. Candelieri  
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 Bonnie W. Arnold  
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 Grant, Bargain  
Title or Type of Document: and Sale Deed Document Date: 5/22/18  
Number of Pages: 2 Signer(s) Other Than Named Above: - 0 -

Capacity(ies) Claimed by Signer(s)  
Signer's Name: Elaine M. Candelieri Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-510-044
- 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: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

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: *Elaine M. Candelieri*

Capacity: *agent*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Elaine M. Candelieri, Successor  
Trustee of the Candelieri Family

Print Name: Douglas Ray Roderick and  
S. Joann Roderick,  
Trustees of the Douglas  
Ray and S. J and Michael

Address: Trust dated Ma

Print Name: John Roderick

Address: 5 White Oak Dr

Address: 61 Giorgi Lane

City: Lafayette

City: Yerington

State: CA Zip: 94549

State: NV Zip: 89447

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

Print Name: First American Title Insurance  
Company

File Number: 143-2543750 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)