

A.P.N.: 1022-17-002-016
File No: 143-2545603 (mk)
R.P.T.T.: \$1,470.30

When Recorded Mail To: Mail Tax Statements To:
Leonard J. Vella
1539 Holbrook Bluff
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Zachary Allen Pense, a single man

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

Leonard J. Vella, an unmarried man

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

BEING A PORTION OF THE SOUTH 1/2 SECTION 17, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M. FURTHER DESCRIBED AS FOLLOWS:

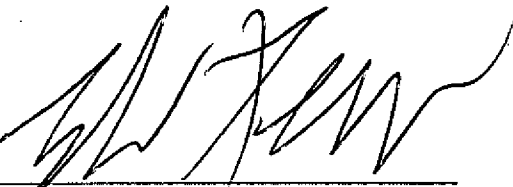
PARCEL 1B AS SET FORTH ON PARCEL MAP 1, LDA 05-026 FOR DA DEVELOPMENT, INC., FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON NOVEMBER 17, 2006, IN BOOK 1106, PAGE 6434, AS DOCUMENT NO. 688964.

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: 06/06/2018



Zachary Allen Pense

STATE OF _____)
) : **SS.**
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
Zachary Allen Pense.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 06, 2018** under Escrow No. **143-2545603**.

see attached CA Acknowledgment

**See Attached California
All-Purpose Acknowledgement**

ACKNOWLEDGMENT

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 Sacramento)

On June 22, 2018 before me, Avisha Chandra, Notary Public
(insert name and title of the officer)

personally appeared zachary Allen Pense
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.

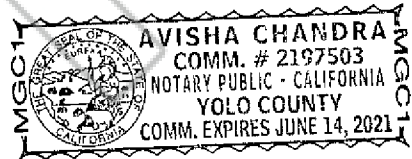
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Avisha Chandra

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-17-002-016
- 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: \$377,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$377,000.00
- d) Real Property Transfer Tax Due \$1,470.30

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]

Capacity: [Signature]

Signature: _____

Capacity: _____

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

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

Print Name: Zachary Allen Pense

Print Name: Leonard J. Vella

Address: 498 West Gainsborough Road

Address: 1539 Holbrook Bluff

City: Thousand Oaks

City: Wellington

State: CA Zip: 91360

State: NV Zip: 89444

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

Print Name: First American Title Insurance Company

File Number: 143-2545603 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)