

APN: 1319-30-714-004



00076994201809173940060061

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
D. Chris Albright, Esq.
Albright Stoddard Warnick & Albright
801 S. Rancho Drive, Suite D-4
Las Vegas, NV 89106

MAIL TAX STATEMENTS TO:
✓ 7586 Feet LLC
c/o Matthew B. Ghilarducci
2281 S. Claremont Avenue
Fresno, CA 93727

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Matthew B. Ghilarducci and Theresa L. Ghilarducci, Husband and Wife, as joint tenants with right of survivorship

without consideration, do hereby Grant, Bargain, Sell, and Convey to:

7586 Feet LLC, a Nevada limited liability company

all that real property situated in the Unincorporated Area of Stateline, County of Douglas, State of Nevada, described as follows:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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 Fresno

On July 16, 2018 before me, Sergio Salas, Notary Public,
(insert name and title of the officer)

personally appeared Matthew B. Ghilarducci Theresa L. Ghilarducci
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  (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

Unit D, as set forth on the Condominium Map of Lot 141, TAHOE VILLAGE UNIT NO. 1, Amended Map, filed for record May 1, 1980, as Document No. 44175, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/4th interest in and to those portions designated as Common Area as set forth on the Condominium Map of Lot 141, TAHOE VILLAGE UNIT NO. 1, Amended Map, filed for record May 1, 1980, as Document No. 44175, Official Records of Douglas County, State of Nevada.

Parcel 2

A portion of land located within a portion of Section 30, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of the Common Area, per that Condominium Map of Lot 141 – Tahoe Village Unit No. 1, filed for record on May 1, 1980 as Document Number 44175, being more particularly described as follows:

Being the area beneath the Northwesterly half of Unit D per said Condominium Map of Lot 141 – Tahoe Village Unit No. 1.

Excepting therefrom all that portion of said Common Area beneath said Unit D wherein the plumbing, electrical and heating systems are located, and having a dirt floor.

The Basis of Bearing for this description is based upon the above referenced Condominium Map of Lot 141 – Tahoe Village Unit No. 1.

The above property is set forth on Record of Survey for Dale and Amy Raymond recorded on May 21, 2018 as Document No. 914512.

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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  (Seal)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) Douglas Ctv 1319-30-714-004
 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: _____	

3. Total Value/Sales Price of Property: \$210,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$210,000.00
 Real Property Transfer Tax Due: \$819.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00 %

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 Transferor
 Signature [Signature] Capacity Transferor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Matthew & Theresa Ghilarducci
 Address: 2281 S Claremont Ave
 City: Fresno
 State: California Zip: 93727

Print Name: 7586 Feet LLC
 Address: c/o CSC Services 2215 B Renaissance Dr.
 City: Las Vegas
 State: Nevada Zip: 89119

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Matthew Ghilarducci Escrow # _____
 Address: 2281 S Claremont Ave
 City: Fresno State: CA Zip: 93727