

A.P.N.: 1219-36-001-004
File No: 143-2554029 (NF)
R.P.T.T.: \$1,579.50

When Recorded Mail To: Mail Tax Statements To:
Thomas D. Farella
2222 Third Avenue
Napa, CA 94558

GRANT, BARGAIN and SALE DEED

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

Paul Alexander Whalen and Christine Ann Whalen, Trustees of the P.A. & C.A. Whalen-2006 Trust dated 10th day of March, 2006

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

Thomas D. Farella, a married man as his sole and separate property

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

PARCEL 1:

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 2-A AND 2-B, AS SHOWN ON PARCEL MAP #3, FILED FOR RECORD ON DECEMBER 29, 1994, AS DOCUMENT NO. 353450, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2-A;
THENCE SOUTH 04° 59' 16" WEST 1,447.36 FEET;
THENCE NORTH 48° 15' 25" WEST 1,153.60 FEET;
THENCE NORTH 19° 29' 27" EAST 678.95 FEET;
THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2,040 FEET, A CENTRAL ANGLE OF 21° 29' 37" AND AN ARC LENGTH OF 765.28 FEET, THE CHORD OF SAID CURVE BEARS NORTH 87° 27' 21" EAST 760.00 FEET TO THE POINT OF BEGINNING.**

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING "NORTH 89° 58' 00" WEST" ALONG THE SOUTH LINE OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B., PER BIM DEPENDENT RESURVEY DATED FEBRUARY 18, 1954.

REFERENCE IS MADE TO A RECORD OF SURVEY TO ACCOMPANY A LOT LINE

ADJUSTMENT FILED MAY 3, 1996 IN BOOK 596, OF OFFICIAL RECORDS AT PAGE 664, AS DOCUMENT NO. 387013.

SAID METES AND BOUNDS LEGAL DESCRIPTION APPEARED IN THAT CERTAIN DEED RECORDED JANUARY 16, 2001 AS INSTRUMENT NO. 506902 OF OFFICIAL RECORDS.

PARCEL 2:

TOGETHER WITH AN EXCLUSIVE EQUESTRIAN EASEMENT OVER THE EASTERLY 8 FEET AND THE SOUTHWESTERLY 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS STATE OF NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 2-A AND 2-B AS SHOWN ON PARCEL MAP #3, FILED FOR RECORD ON DECEMBER 29, 1994, AS DOCUMENT NO. 353450, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2-B;
THENCE NORTH 19° 29' 27" EAST 761.03 FEET;
THENCE SOUTH 48° 15' 25" EAST 1,153.60 FEET;
THENCE SOUTH 04° 59' 16" WEST 867.97 FEET;
THENCE NORTH 48° 37' 37" WEST 1,384.83 FEET TO THE POINT OF BEGINNING.**

SAID METES AND BOUNDS LEGAL DESCRIPTION APPEARED IN THAT CERTAIN DEED RECORDED MAY 3, 1996 AS INSTRUMENT NO. 387016 OF OFFICIAL RECORDS.

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.

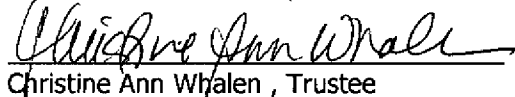
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/30/2018

Paul Alexander Whalen and Christine Ann Whalen, Co-Trustees of the P.A. & C.A. Whalen-2006 Trust dated 2/10/2006

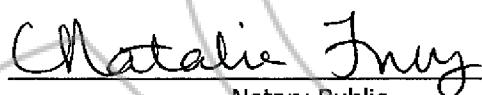


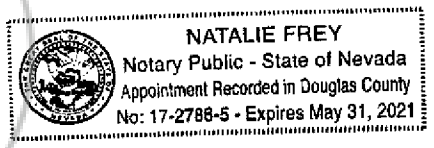
Paul Alexander Whalen, Trustee


Christine Ann Whalen, Trustee

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

This instrument was acknowledged before me on 12/7/18 by **Paul Alexander Whalen and Christine Ann Whalen.**


Notary Public
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 30, 2018** under Escrow No. **143-2554029.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-36-001-004
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$405,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$405,000.00
 d) Real Property Transfer Tax Due \$1,579.50
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: *CA Fry*
 Signature: _____

Capacity: *Officer*
 Capacity: _____

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

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

Print Name: P.A. & C.A. Whalen-2006 Trust
 Address: P.O. Box 2888
 City: Carson City
 State: NV Zip: 89702

Print Name: Thomas D. Farella
 Address: 2222 Third Avenue
 City: Napa
 State: CA Zip: 94558

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

First American Title Insurance
 Print Name: Company File Number: 143-2554029 NF/ NF
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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