

A.P.N.: 1420-07-411-036
File No: 143-2558755 (mk)
R.P.T.T.: \$955.50

When Recorded Mail To: Mail Tax Statements To:
Cody Howell
3423 Tourmaline Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Pentagon Investment Group, LLC, a Nevada Limited Liability Company

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

Cody Howell and Vincent Garcia, husband and husband, as joint tenants with right of survivorship

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

PARCEL I:

LOT 65, OF RIDGEVIEW ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 27, 1972 IN BOOK 1272, PAGE 690, AS DOCUMENT NO. 63503.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/83 INTEREST IN AND TO ALL THE COMMON AREA AS SHOWN AS PARCEL A AS SET FORTH ON SAID SUBDIVISION.

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.

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.

2/5/19

Pentagon Investment Group LLC., Nevada Limited Liability Company

By: [Signature]

Name: Jason J. Tristao
Title: Managing member.

By: [Signature]

Name: Jolee S. Tristao
Title: Managing member

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

This instrument was acknowledged before me on 3-4-19 by Jason J. Tristao and Jolee S. Tristao, managing members

[Signature]
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 05, 2019** under Escrow No. **143-2558755**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-411-036
- 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: \$245,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$245,000.00
- d) Real Property Transfer Tax Due \$955.50

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: *M. Welsh*

Capacity: *agent*

Signature: _____

Capacity: _____

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

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

Print Name: Pentagon Investment Group, LLC., a Nevada Limited Liability Company
Address: PO Box 1276
City: Carson City
State: NV Zip: 89702

Print Name: Cody Howell and Vincent Garcia
Address: 3423 Tourmaline Drive
City: Carson City
State: NV Zip: 89705

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2558755 mk/ mk
State: NV Zip: 89423

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