

DOUGLAS COUNTY, NV

2019-932541

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TICOR TITLE - RENO (COMMERCIAL)

KAREN ELLISON, RECORDER

E07

APNs: 1420-06-602-019 and 020

Mail Tax Statements to:

Cockatoo Investments LLC
c/o Nevada Commercial Services
1475 Terminal Way, Suite A
Reno, NV 89502

Grantor: James R. DeMartini, Trustee of the James R.
DeMartini Trust dated December 4, 1986

Grantee: Cockatoo Investments LLC

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: James R. DeMartini, Trustee of the James R. DeMartini Trust dated December 4, 1986, WITHOUT CONSIDERATION, does hereby Grant, Bargain, Sell and Convey to Cockatoo Investments LLC, a Nevada Limited-Liability Company, all that real property situated in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto.

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

Executed this 23 day of July, 2019.

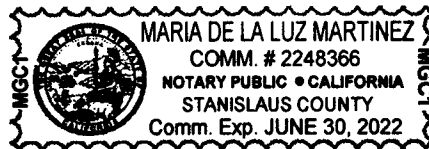
JAMES R. DeMARTINI TRUST DATED
DECEMBER 4, 1986

James R. DeMartini TRUSTEE
By James R. DeMartini, Trustee

STATE OF CALIFORNIA
COUNTY OF Stanislaus

This instrument was acknowledged before me on July 23, 2019 by James R. DeMartini, Trustee of the James R. DeMartini Trust dated December 4, 1986.

Maria de la Luz Martinez
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Parcel 3 as shown on the Record of Survey in Support of a Boundary Line Adjustment by AIG Baker Carson Valley, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 3, 2003, as File No. 572306, Official Records, more particularly described as follows:

A parcel of land situate within the South half of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South 48°41'55" West a distance of 1065.95 feet;
Thence North 89°16'16" East a distance of 119.61 feet;
Thence South 00°43'44" East a distance of 127.50 feet;
Thence South 89°16'16" West a distance of 119.61 feet;
Thence North 00°43'44" West a distance of 127.50 feet to the point of beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

APN: 1420-06-602-019

Document No. 789319 is provided pursuant to the requirements of Section 6 NRS 111.312.

PARCEL 2:

Parcel 4 as shown on the Record of Survey in Support of a Boundary Line Adjustment by AIG Baker Carson Valley, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 3, 2003, as File No. 572306, Official Records, more particularly described as follows:

A parcel of land situate within the South half of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

Beginning at a point from which the Center Section of said Section 6 bears South 54°31'20" West a distance of 1273.38 feet;
Thence North 00°43'44" West a distance of 98.41 feet;
Thence North 89°16'16" East a distance of 153.00 feet;
Thence South 00°43'44" East a distance of 123.23 feet;
Thence North 82°08'11" West a distance of 69.12 feet;

Thence South 89°16'16" West a distance of 70.16 feet;
Thence Northwesterly 20.51 feet to the point of beginning.

Basis of Bearings: Amended Record of Survey for Douglas County #32, filed for record July 11, 2000 in Book 700 of Official Records at Page 1320, Document No. 495561.

APN: 1420-06-602-020

Document No. 789319 is provided pursuant to the requirements of Section 6 NRS 111.312.

COPY

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1420-06-602-019 and 020
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verified Trust - JS</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption:
Transfer to/from a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100 %

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 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 James R. DeMartini Trustee Capacity GRANTOR/Grantee
 Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>James R. DeMartini, Trustee</u>	Print Name: <u>Cockatoo Investments LLC</u>
Address: <u>5013 Jennings Road</u>	Address: <u>c/o 1475 Terminal Way, Suite A</u>
City: <u>Modesto</u>	City: <u>Reno</u>
State: <u>CA</u> Zip: <u>95358</u>	State: <u>NV</u> Zip: <u>89502</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Tricolor Title of Nevada, Inc. Escrow # _____
 Address: Commercial Division
 City: 5441 Kietzke Lane, Suite 100 State: _____ Zip: _____
Reno, Nevada 89511