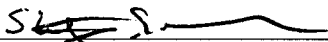


The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: 

Stephanie Schneide

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File No. OS3220-19006365

Mail Tax Statement to:

Michel D. Balda and Tanya Balda, 1242 Eddy Street, Gardnerville, NV 89410

Tax No.: 132033402023

WARRANTY DEED

That I/we, MICHEL D. BALDA, a divorced-remarried and joined by his wife, TANYA BALDA, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to MICHEL D. BALDA and TANYA BALDA, husband and wife, as community property with the right of survivorship, (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Gardnerville, County of Douglas, State of Nevada, to-wit:

Being those certain lots or parcels of ground lying in the South 1/2 of Southwest, 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

Beginning at the Southeast corner of the parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10° 16' 20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45° 57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45° 31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner

of the parcel; thence North 46° 09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

The Point of Beginning is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along from Main Street North 44° 45' West, State Highway survey of 1936.

Surveyed by O. L. Hussman, February 1946.

Excepting Therefrom the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

Being the same property conveyed from Jessi Balda, a married woman to Michel D. Balda, a married man, as his sole and separate property by deed dated June 7, 2007, and recorded July 10, 2007, in Book 707 and Page 3179, in the Office of the County Recorder of Douglas County, Nevada.

Commonly known as: 1242 Eddy Street, Gardnerville, NV 89410

SUBJECT TO: 1. Current taxes and other assessments:
 2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD 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.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(5).

WITNESS, Grantor's hand, this the 30 day of September, 2019.

Michel D Balda (seal)
MICHEL D. BALDA

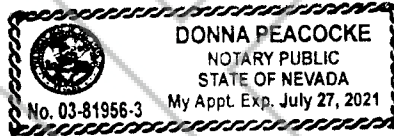
Tanya Balda (seal)
TANYA BALDA

ACKNOWLEDGEMENTS

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHEL D. BALDA has acknowledged the same before me in the County and State aforesaid, on this 30 day of Sept, 2019.

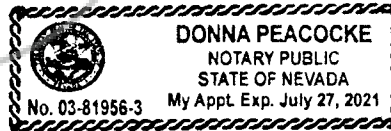
Donna Peacocke
Notary Public
My Commission Expires: 7-27-21



STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TANYA BALDA has acknowledged the same before me in the County and State aforesaid, on this 30 day of Sept, 2019.

Donna Peacocke
Notary Public
My Commission Expires: 7-27-21



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 132033402023
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: transfer between spouses

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 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 *Stefanie Schneider* Capacity: grantor-agent

Signature *Stefanie Schneider* Capacity: grantee-agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michel D. Balda
 Address: 1242 Eddy Str
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michel D. Balda & Tanya Balda
 Address: 1242 Eddy Str
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Visionet Systems, Inc
 Address: 183 Industry Drive
 City: Pittsburgh

Escrow # OS3220-19006365
 State: PA Zip: 15275