

APN: 1419-03-002-090

Affix R.P.T.T. \$ Exempt NRS 375.00 (7)

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:
Jeffrey C. Benedetti
301 Claremont Ave.
Long Beach, CA 90803



KAREN ELLISON, RECORDER E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,

Jeffrey C. Benedetti, married man as his sole and separate property who acquired title as Jeffrey Benedetti, a single man

Do(es) hereby Grant, Bargain, Sell and Convey to

Jeffrey C. Benedetti, Trustee of the Jeffrey Benedetti Trust, dated February 18, 2020 and any amendments thereto

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and Easements now of record, if any.

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

Witness my/our hand(s) on February 18, 2020

Grantor(s)


Jeffrey C. Benedetti

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.

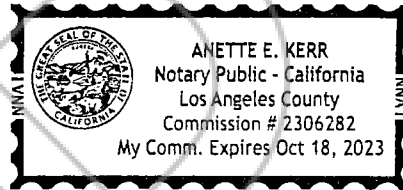
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS

On February 18, 2020, before me, Anette E. Kerr, Notary Public, personally appeared Jeffrey C. Benedetti, 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 Anette E. Kerr



(seal)

Mail Tax Statements To: SAME AS ABOVE

Exhibit A

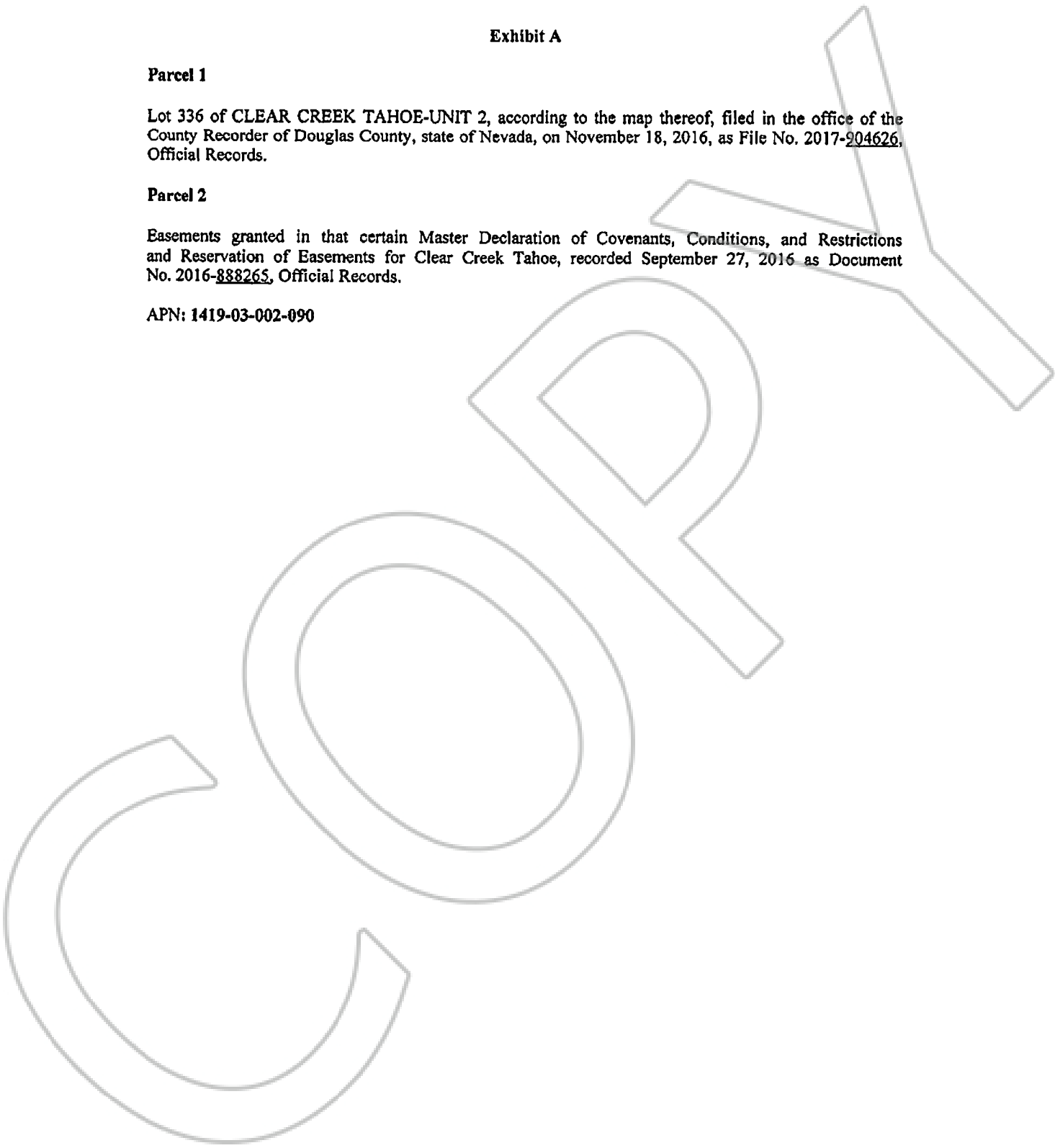
Parcel 1

Lot 336 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1419-03-002-090
 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: <u>Trust OR BC</u>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. 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 without consideration to or from a trust

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 Jeffrey C. Benedetti Capacity: Grantor

Signature Jeffrey C. Benedetti Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jeffrey C. Benedetti
 Address: 301 Claremont Ave.
 City: Long Beach
 State: CA Zip: 90803

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jeffrey C. Benedetti Trust
 Address: 301 Claremont Ave.
 City: Long Beach
 State: CA Zip: 90803

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Williamson & Gentilini Escrow # N/A
 Address: 1945 Palo Verde Ave. Ste 101
 City: Long Beach State: CA Zip: 90815