

A.P.N.: 1318-15-711-006  
File No: 143-2582634 (mk)  
R.P.T.T.: \$2,886.00

When Recorded Mail To: Mail Tax Statements To:  
The Skeels Trust Dated 5/9/1994  
9948 Sunfish Circle  
Paso Robles, CA 93446

***GRANT, BARGAIN and SALE DEED***

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

Frank M. Benvenuto and Roberta A. Benvenuto, husband and wife as joint tenants

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

Craig J. Skeels and Elaine A. Skeels, Trustees of The Skeels Trust Dated 5/9/1994 as to an undivided 98% interest and Mark C. Hansen and Jessica D. Skeels-Hansen, husband and wife as joint tenants with right of survivorship as to an undivided 2% interest all as tenants in common

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

**LOT 22, IN BLOCK A, AS SHOWN ON THE MAP OF ROUND HILL VILLAGE UNIT NO. 2, FILED AUGUST 31, 1965 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 29312.**

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY:**

**COMMENCING AT THE MOST EASTERLY CORNER OF LOT 22, THENCE ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0° 03' 00" AND A RADIUS OF 975.00 FEET; AN ARC DISTANCE OF 0.85 FEET; THENCE NORTH 69° 55' 11": WEST 149.11 FEET TO A POINT ON THE LINE COMMON TO LOTS 11 AND 22 OF LAST SAID ROUND HILL VILLAGE SUBDIVISION UNIT 2; THENCE CONTINUING ALONG LAST SAID COMMON LINE, NORTH 23° 14' 14" EAST 3.25 FEET TO THE CORNER COMMON TO LOTS 11, 21 AND 22, OF LAST SAID ROUND HILL VILLAGE SUBDIVISION UNIT 2; THENCE ALONG THE LINE COMMON TO LOTS 21 AND 22, SOUTH 68° 59' 52" EAST 148.97 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 305 SQUARE FEET, MORE OR LESS.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 29, 1986, IN BOOK 0886, PAGE 3869, AS INSTRUMENT NO. 140076.**

*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.

Date: 01/27/2020

COPY

Frank M. Benvenuto  
Frank M. Benvenuto  
Roberta A. Benvenuto  
Roberta A. Benvenuto

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

This instrument was acknowledged before me on May 4, 2020 by **Frank M. Benvenuto and Roberta A. Benvenuto.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)

MARY KELSH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 27, 2020** under Escrow No. **143-2582634.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-711-006
- 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: \$740,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$740,000.00
- d) Real Property Transfer Tax Due \$2,886.00

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Frank M. Benvenuto and Roberta A. Benvenuto  
 Address: PO Box 254  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: The Skeels Trust Dated 5/9/1994 and Mark C. Hansen and Jessica D. Skeels-Hansen  
 Address: 9948 Sunfish Circle  
 City: Paso Robles  
 State: CA Zip: 93446

**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: 143-2582634 mk/ et  
 State: NV Zip: 89423

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