

APN# : 1320-31-501-003

RPTT: \$0.00



KAREN ELLISON, RECORDER

E04

**Recording Requested By:**

**When Recorded Mail To:**  
**Joseph Francis Lococo and Cristin Sanborn Lococo**  
**527 Eucalyptus Drive**  
**El Segundo, CA 90245**

**Mail Tax Statements to: (deeds only)**  
**Same as Above**

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Joseph Francis Lococo and Cristin Sanborn Lococo, Trustees of the Joseph and Cristin Lococo Trust, dated April 12, 2019 as to an undivided 66.6667% interest (who erroneously acquired title with 66.6666% interest) and Chad Martin Sanborn, an unmarried man as to an undivided 33.3333% interest

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Joseph Francis Lococo and Cristin Sanborn Lococo, Trustees of the Joseph and Cristin Lococo Trust, dated April 12, 2019

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

Parcel 2 of PARCEL MAP NO. 2, for STONEGATE, A LIMITED PARTNERSHIP, according to the map thereof, filed in the office of the Douglas County Recorder for the State of Nevada on January 12, 1989, in book 189, page 1488, as Document No. 194324.

Said property being a portion of Lots 3, 4 and 5, in Block B, on the Official Map of Mackland Subdivision, recorded December 4, 1980, in Book 1280, Page 475, as Document No. 51372, Official Records of Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/07/2019

The Joseph and Cristin Lococo Trust

*Joseph Francis Lococo*  
Joseph Francis Lococo, Trustee

*Chad Martin Sanborn*  
Chad Martin Sanborn

*Cristin Sanborn Lococo*  
Cristin Sanborn Lococo, Trustee

STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_

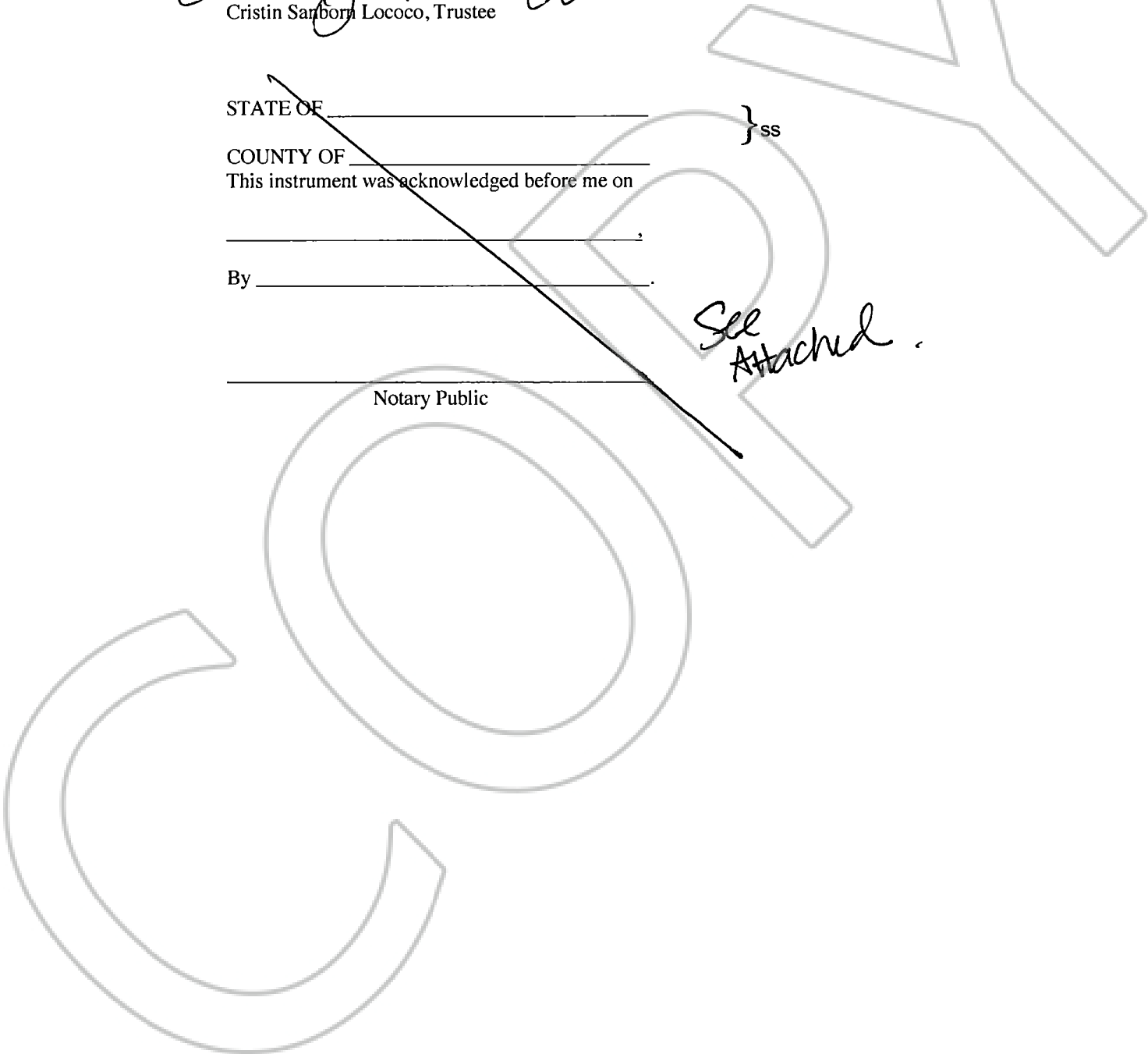
This instrument was acknowledged before me on

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_  
Notary Public

*See Attached*



**ACKNOWLEDGMENT**

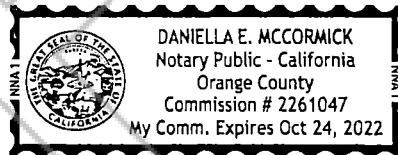
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Orange

On June 10, 2020 before me, Daniella E. McCormick, Notary Public, personally appeared Cristin Sanborn Lococo & Joseph Francis Lococo, 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 Daniella E. McCormick

(seal)

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Limited Partner  General Partner  Limited Partner  General Partner

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian of Conservator  Trustee  Guardian of Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

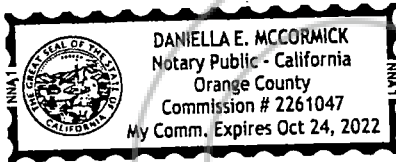
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )  
On June 9, 2020 before me, Daniella E. McCormick  
Date Here Insert Name and Title of the Officer  
personally appeared Chad Martin Sanborn  
Name(s) of Signer(s)

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 Daniella E. McCormick  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-31-501-003

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 ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

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 #4  
 b. Explain Reason for Exemption: Transfer from one tenant in common to remaining party, vesting docs 2018-910413 and 2019-928592 *without consideration*

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 \_\_\_\_\_ Capacity GRANTOR  
 Signature Justin Sanborn Lococo Capacity \_\_\_\_\_  
 Signature Joseph Francis Lococo Capacity \_\_\_\_\_

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

Print Name: Chad Martin Sanborn  
 Address: 527 Eucalyptus Dr.  
 City: El Segundo  
 State: CA Zip: 90245

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

Print Name: Joseph Francis Lococo and Cristin Sanborn Lococo, Trustees  
 Address: 527 Eucalyptus Dr.  
 City: El Segundo  
 State: CA Zip: 90245

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

Print Name:  
 Address:  
 City/State/Zip:

Esc. #:

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