

APN: 1318-23-310-034  
R.P.T.T.: \$1,308.45  
Escrow No.: 20003384-DR  
When Recorded Return To:  
Cal Ferrari Martin, individually and as trustee  
of the Cal Ferrari Martin Separate Property  
Trust dated September 11, 2008  
2924 State Street  
Dallas, TX 75204

Mail Tax Statements to:  
Cal Ferrari Martin, individually and as trustee  
of the Cal Ferrari Martin Separate Property  
Trust dated September 11, 2008  
2924 State Street  
Dallas, TX 75204

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Darrell DiGiovanni, Trustee of The JoAnn Ferrari DiGiovanni Separate Property Trust Dated July 3, 1989, as amended as to an undivided one-third (1/3) interest; and John P. Ferrari and Jeani Ferrari, Co-Trustees of the Second Restatement Dated April 8, 1994 of The John P. Ferrari and Jeani Ferrari Family Trust dated June 24, 1982, as First Restated July 25, 1990, as it pertains to the separate property of John P. Ferrari, as to an undivided one-third (1/3) interest, all as tenants-in-common**

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

**Cal Ferrari Martin, individually and as trustee of the Cal Ferrari Martin Separate Property Trust dated September 11, 2008, as to an undivided 1/3rd interest and Luigi Ferrari Martin, individually and as trustee of the Luigi Ferrari Martin Separate Property Trust dated June 30, 2008, as to an undivided 1/3rd, as tenants in common**

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

Lot 29, in Block B of Lake Village #1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 29th, 1970, as Document No. 48573.and by Amended Map filed on December 28, 1971 in Book 95 of Maps, Page 76, as File No. 56077.

Assessors Parcel No.: 1318-23-310-034

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

Dated this 21<sup>st</sup> day of NOV, 2020.

Darrell DiGiovanni, Trustee of The JoAnn Ferrari DiGiovanni Separate Property Trust Dated July 3, 1989, as amended

BY: [Signature]  
Darrell DiGiovanni  
Trustee

John P. Ferrari and Jeani Ferrari, Co-Trustees of the Second Restatement Dated April 8, 1994 of The John P. Ferrari and Jeani Ferrari Family Trust dated June 24, 1982, as First Restated July 25, 1990,

BY: [Signature]  
John P. Ferrari  
Co-Trustee

BY: [Signature]  
Jeani Ferrari  
Co-Trustee

State of California  
County of \_\_\_\_\_

See ATTACHED

On \_\_\_\_\_, \_\_\_\_\_ before  
me, \_\_\_\_\_

p e r s o n a l l y  
appeared \_\_\_\_\_

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 \_\_\_\_\_ (Seal)

**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 STANISLAUS }

On June 26, 2020 before me, CAROL SKOOG LUND  
Date Here Insert Name and Title of the Officer

personally appeared JOHN P. FERRARI, JEANI FERRARI  
Name(s) of Signer(s)

and DARRELL DIGIOVANNI

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.



Place Notary Seal and/or Stamp Above

Signature Carol Skooglund  
Signature of Notary Public

**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 of Conservator

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

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

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

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

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

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

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

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-310-034  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

| FOR RECORDER'S OPTIONAL USE ONLY |            |
|----------------------------------|------------|
| Document/Instrument No.:         | _____      |
| Book _____                       | Page _____ |
| Date of Recording:               | _____      |
| Notes:                           | _____      |

3. a. Total Value/Sale Price of Property: \$335,333.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$335,333.00  
 d. Real Property Transfer Tax Due: \$1,308.45

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 66.66%

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 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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Darrell DiGiovanni, Trustee of The JoAnn Ferrari DiGiovanni Separate Property Trust Dated July 3, 1989, as amended and John P. Ferrari and Jeani Ferrari, Co-Trustees of the Second Restatement Dated April 8, 1994 of The John P. Ferrari and Jeani Ferrari Family Trust dated June 24, 1982, as First Restated

Cal Ferrari Martin, individually and as trustee of the Cal Ferrari Martin Separate Property Trust dated September 11, 2008 and Luigi Ferrari Martin, individually and as trustee of the Luigi Ferrari Martin Separate

Print Name: July 25, 1990,  
 Address: 1311 E. Marshall Street  
 City: Turlock  
 State: CA                      Zip: 95380

Print Name: Property Trust dated June 30, 2008  
 Address: 2924 State Street  
 City: Dallas  
 State: Texas                      Zip: 75204

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

Print Name: First Centennial Title Company of Nevada    Esc. #: 20003384-DR  
 Address: 896 W Nye Ln., Suite 104  
 City: Carson City                      State: NV                      Zip: 89703