

DOUGLAS COUNTY, NV
RPTT:\$5362.50 Rec:\$40.00
\$5,402.50 Pgs=3

2020-949690
07/24/2020 01:43 PM

SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1319-18-310-038

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**

Brad Giannotti
285 Snowma Rd
Coudersport, PA 16811
ESCROW NO: 11000975-JML

RPTT \$5,362.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CABINLT, LLC a Nevada limited-liability company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

Brad Giannotti, an unmarried man

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

CABINLT, LLC a Nevada limited-liability company

Arshad Khanani

Arshad Khanani, Manger

Nazish Khanani

Nazish Khanani, Manager

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on 07-17-2020

by ARSHAD KHANANI AND NAZISH KHANANI

Notary Public

Donna A. Presto

(seal)

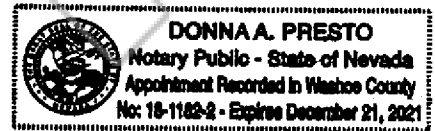
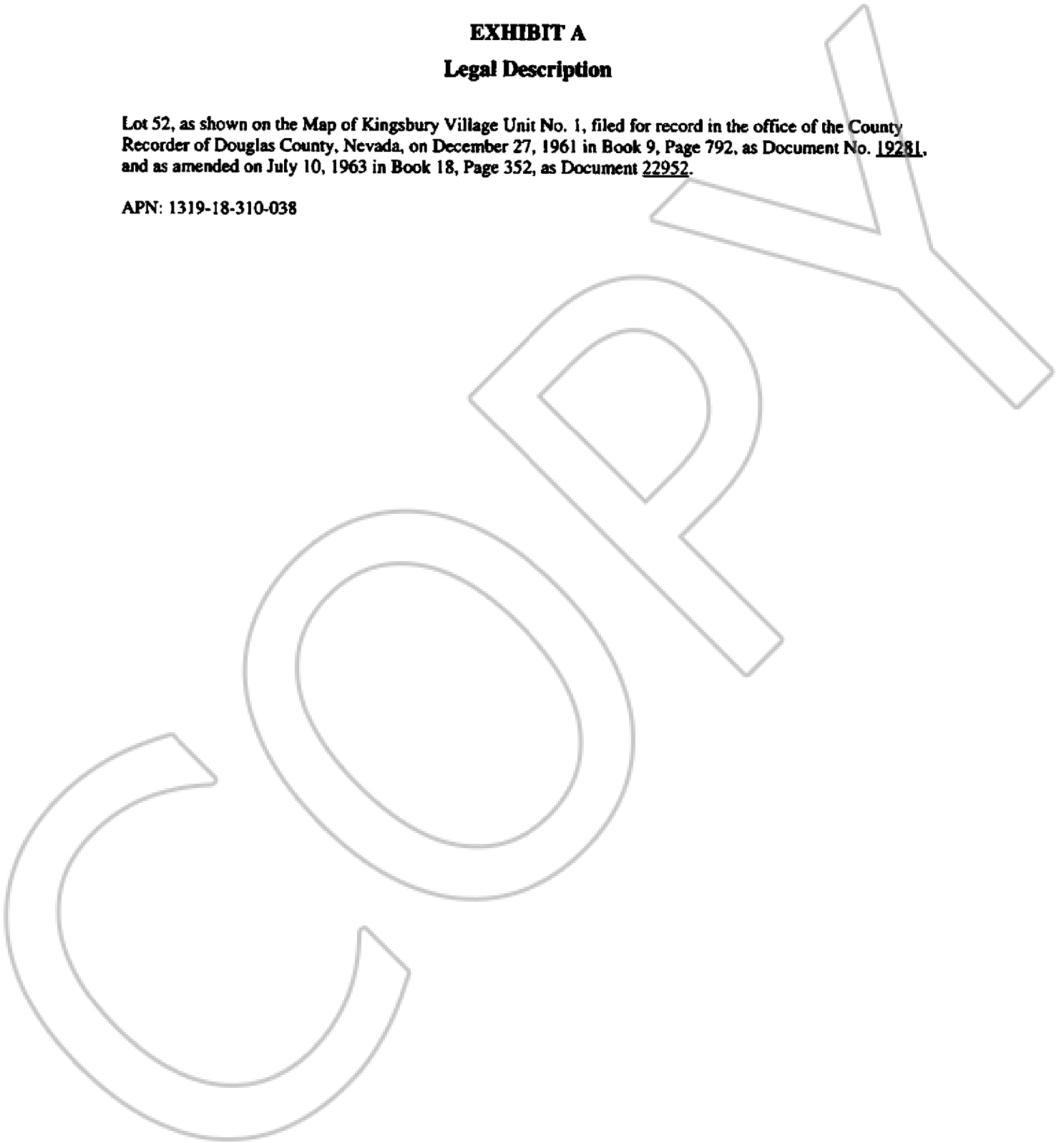


EXHIBIT A
Legal Description

Lot 52, as shown on the Map of Kingsbury Village Unit No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 27, 1961 in Book 9, Page 792, as Document No. 19281, and as amended on July 10, 1963 in Book 18, Page 352, as Document 22952.

APN: 1319-18-310-038



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1319-18-310-038
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other _____

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

- 3. a. Total Value/Sales Price of Property: \$ 1,375,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 1,375,000.00
- d. Real Property Transfer Tax Due: \$ 5,362.50

4. **If Exemption Claimed**
- a. Transfer Tax Exemption, per NRS 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	<u><i>Maria Giannotti, manager</i></u>	Capacity	<u>Grantor</u>
Signature	<u><i>[Signature]</i></u>	Capacity	<u>Grantee</u>

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

Print Name: CABINLT, LLC a Nevada limited-liability company
 Address: 3653 Spirit Bluff Court
 City: Reno
 State: NV Zip: 89511

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

Print Name: Brad Giannotti
 Address: 285 Snowman Road
 City: Coudersport
 State: PA Zip: 16915

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11000975-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED