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KAREN ELLISON, RECORDER

E09

APN: 1319-18-310-038

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

PONY EXPRESS HOLDINGS, LLC
285 Snowman Road
Coudersport, PA 16915

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRAD GIANNOTTI, AN UNMARRIED MAN ("Grantor") does hereby GRANT to PONY EXPRESS HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

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.

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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

(Signature page follows)

DATED this 3rd day of August 2020

By: *Brad Giannotti*
BRAD GIANNOTTI

STATE OF PA)
) ss.
COUNTY OF Potter)

This instrument was acknowledged before me on August 3rd, 2020, by BRAD GIANNOTTI.

WITNESS my hand and official seal.

Christina M Avilez
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Christina M. Avilez, Notary Public
Potter County
My commission expires April 3, 2022
Commission number 1281476
Member, Pennsylvania Association of Notaries

STATE OF NEVADA
DECLARATION OF VALUE

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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>8/20/20</u>	
NOTES: <u>operating agy. ok rAB</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: A transfer of real property to a business entity when the person conveying the property owns 100% of the entity to which conveyance is made.

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 Brad Capacity _____ Grantor
 Signature Brad Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brad, Giannotti, an unmarried man
 Address: 285 Snowman Road
 City: Coudersport
 State: PA Zip: 16915

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Pony Express Holdings, LLC,
 Print Name: a Nevada limited liability company
 Address: 285 Snowman Road
 City: Coudersport
 State: PA Zip: 16915

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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