A.P.N. No.:	1121-05-000-00	7			
R.P.T.T.	\$1,450.80				
File No.:	856178 KB				
Recording Requested By:					
Stewart Title Company					
Mail Tax Sta	tements To:	Same as below			
When Recorded Mail To:					
Ryan A. Minges and Krista A. Minges, Co- Trustees of The Minges 2019 Family Trust, U/A dated April 26, 2019 and Ryan Minges					
124 N. Highv	vay 395				
Gardnerville, NV 89410					

DOUGLAS COUNTY, NV
RPTT:\$1450.80 Rec:\$40.00
\$1,490.80 Pgs=3

STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sandra J. Arguello, Executor under the Independent Administration of Estates Act for the Estate of Andrew Lawrence Zoppi (also known as Andrew L. Zoppi), deceased

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Ryan A. Minges and Krista A. Minges, Co-Trustees of The Minges 2019 Family Trust, U/A dated April 26, 2019

all that real property situated in the County of Douglas, State of Nevada, bounded and 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, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 28, 2020

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Estate of Andrew L. Zoppi, deceased Sandra Arguello, Personal Representative State of Nevada) ss County of Washoe This instrument was acknowledged before me on the 25th day of August, 2020 By: Sandra Arguello KELLY L. BRADSHAW Signature: Notary Public, State of Nevada Appointment No. 93-2649-2 My Appt. Expires Nov 13, 2023 My Commission Expires:

EXHIBIT "A" LEGAL DESCRIPTION

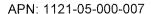
Parcel 1:

Parcel F, of Section 5, Township 11 North, Range 21 East, M.D.B.& M.

Reference is hereby made to that certain Record of Survey Map for the United States Department of the Interior, Bureau of Land Management, recorded in the office of the Douglas County Recorder, State of Nevada, on March 20, 1992, in Book 392, Page 3301, as Document No. 273678, Official Records.

Parcel 2:

An easement for ingress and egress over those portions of said land as described in Grant of Easement for Right-of-Way recorded in the office of the Douglas County Recorder on July 25, 1995, in Book 795, Page 3585, as Document No. 366767, Official Records.





STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)			\wedge
a) 1121-05-000-007			/ \
b)			\ \ \
,			\ \
۵\			\ \
2. Type of Property:			\ \
· · ·	h M Cinala Face Doc	EOD DECODOS	RS OPTIONAL USE ONLY
a.□ Vacant Land	b.⊠ Single Fam. Res.		1 1
c.□ Condo/Twnhse	d. ☐ 2-4 Plex	Book	Page:
e.□ Apt. Bldg.	f. Comm'l/Ind'l	Date of Recording	ng:
g.⊟ Agricultural	h. ☐ Mobile Home	Notes:	
	The Widolia Home		
☐ Other			
		# a70 000 00	
3. a. Total Value/Sales Price		\$ 372,000.00	
	osure Only (value of proper		
c. Transfer Tax Value:		\$ 372,000.00	
d. Real Property Transfe	er Tax Due	\$ <u>1,450.80</u>	
		< \ \	
4. If Exemption Claimed			1
 a. Transfer Tax Exem 	ption per NRS 375.090, S	ection	/
 b. Explain Reason for 	Exemption:		/
	-	\ . \ /	/
5. Partial Interest: Percei	ntage being transferred:	%	
The undersigned declares	and acknowledges, under	penalty of perjury, pur-	suant to NRS 375.060
and NRS 375.110, that the	information provided is co	rrect to the best of the	ir information and belief,
and can be supported by d	ocumentation if called upo	n to substantiate the ir	formation provided herein.
Furthermore, the parties ag	aree that disallowance of a	ny claimed exemption.	or other determination of
additional tax due may res	sult in a penalty of 10% of t	he tax due plus interes	st at 1% per month. Pursuant
to NRS 375 030, the Buyer	and Seller shall be jointly	and severally liable fo	r any additional amount owed.
	Δ.	/ /	
Signature Sadra	Mariles	Capacity	Grantor
Signature Sugna	J. 15000	Capacity	
\ \	()	\ \	_
Signature		Capacity	Grantee
	\	L	
SELLER (GRANTOR) INFORMATION			E) INFORMATION
(REQUIRED)			JIRED)
Print Name: Sandra Argu	iello, Executor	Print Name: Kri	sta Minges Trustee.
	of the Estate of	Address: 124 N	. Highway 395
Andrew L. Z	oppi, deceased	City: Gardnervi	lle
Address: 7599 Whi	imble top Wau	State: NV	Zip: 89410
City: Reno			-
State: W	Zip: 89511		
COMPANY/PERSON REC	DUESTING RECORDING	required if not seller	or buver)
COMPANY/PERSON REQUESTING RECORDING (Print Name: Stewart Title Company		Escrow # 85617	
Address: 540 W Plumb		E001014 II. 00017	<u> </u>
***************************************	LII, Ste 100	State: NV	Zip: 89509
City: Reno	AT	State. INV	Zip. 03003