

DOUGLAS COUNTY, NV

2020-952725

RPTT:\$4095.00 Rec:\$40.00

\$4,135.00 Pgs=3

09/17/2020 09:38 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-09-811-015

R.P.T.T.: \$4,095.00

Escrow No.: 20008053-COM

When Recorded Return To:

The Ratta Living Trust

12888 Chiquita Court

Saratoga, CA 95070

Mail Tax Statements to:

The Ratta Living Trust

12888 Chiquita Court

Saratoga, CA 95070

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marina Marketplace 2, LLC

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

Matthew E. Ratta, Sole Surviving Trustee of the Ratta Living Trust

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 10 day of September, 2020.

Marina Marketplace 2, LLC

BY: [Signature]
Victor Szanto
Manager

BY: [Signature]
Evy Szanto
Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 10 day of September, 2020 by Victor Szanto, as Manager and Evy Szanto, as Manager of Marina Marketplace 2, LLC.

[Signature]
Notary Public

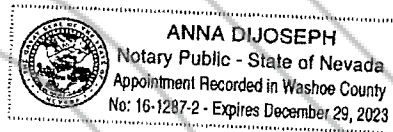
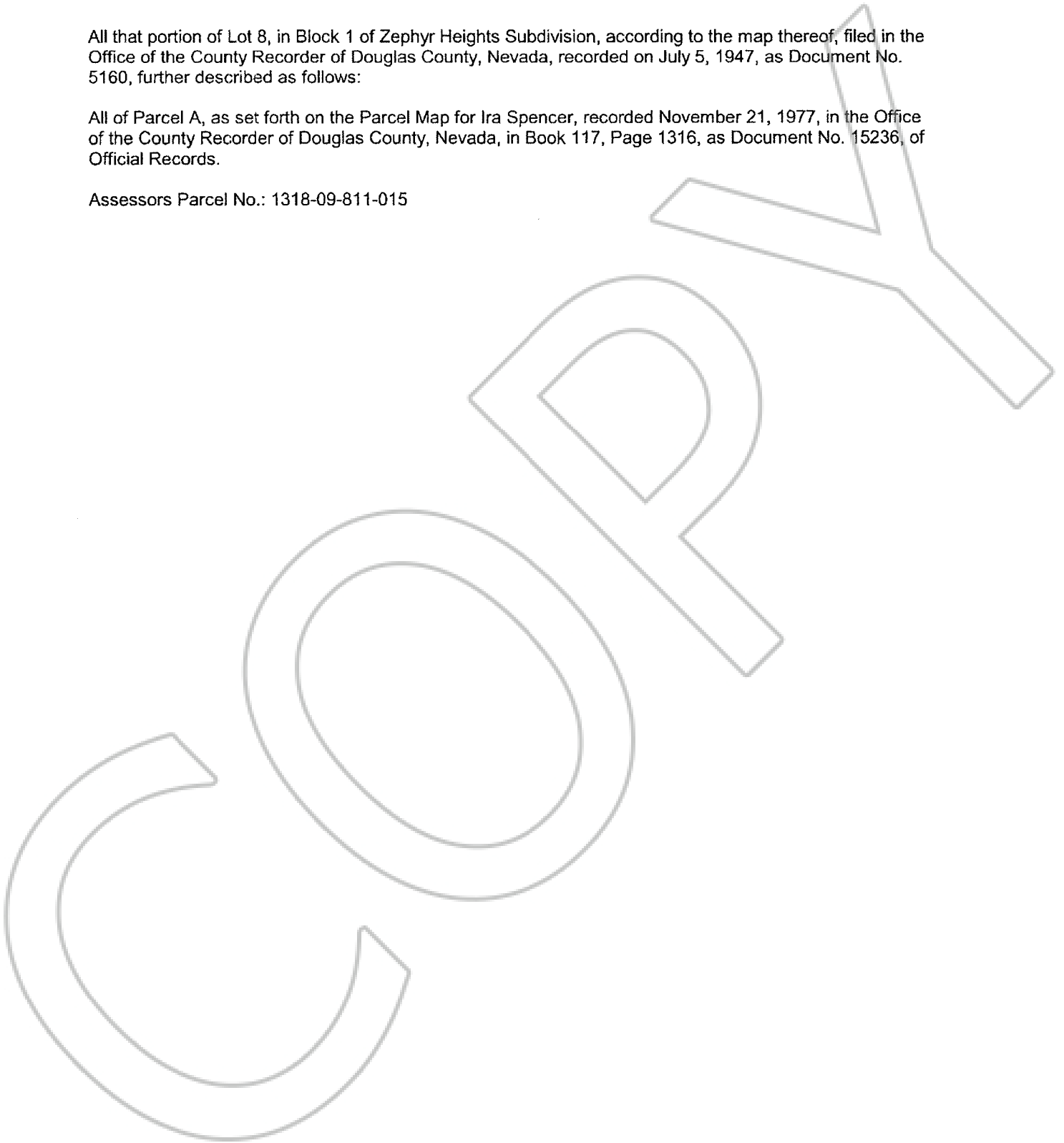


EXHIBIT A

All that portion of Lot 8, in Block 1 of Zephyr Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 5, 1947, as Document No. 5160, further described as follows:

All of Parcel A, as set forth on the Parcel Map for Ira Spencer, recorded November 21, 1977, in the Office of the County Recorder of Douglas County, Nevada, in Book 117, Page 1316, as Document No. 15236, of Official Records.

Assessors Parcel No.: 1318-09-811-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-811-015
 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: \$1,050,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,050,000.00
 d. Real Property Transfer Tax Due: \$4,095.00

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

5. Partial Interest: Percentage Being Transferred: 100.00%

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: X _____ Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marina Marketplace 2, LLC
 Address: P.O. BOX # 11274
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Matthew E. Ratta, Sole Surviving
Trustee of the Ratta Living Trust
 Address: 12888 Chiquita Court
 City: Saratoga
 State: CA Zip: 95070

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008053-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED