

APN: 1318-26-515-031

**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:**  
**IDB Holdings LLC**  
**Luis Sarmiento**  
253 Granada Drive  
San Luis Obispo, CA 93401

**ESCROW NO: 11001087-JML**

RPTT \$ 8,580.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Gerard Nardini an unmarried man**

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

**IDB Holdings LLC**

all that real property situated in the unincorporated area 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.

Gerard Nardini  
\_\_\_\_\_

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 9/17/2022  
by Gerard Nardini

Notary Public (seal)



**EXHIBIT A**  
**Legal Description**

All that portion of Lots 6 and 7, Block D of Granite Springs Unit No. 2, filed for record in Book 780 at Page 409, Document No. 46019, Douglas County Recorder's Office, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 7, thence South  $16^{\circ}11'34''$  West 190.00 feet; thence North  $89^{\circ}30'11''$  West 84.83 feet; thence North  $21^{\circ}46'20''$  West 29.79 feet; thence North  $16^{\circ}11'34''$  East 179.46 feet; thence North  $18^{\circ}47'57''$  West 12.21 feet; thence South  $73^{\circ}48'26''$  East 107.00 feet to the point of beginning.

As set forth on Record of Survey Map No. 360169, recorded April 17, 1994, of Official Records of Douglas County, State of Nevada.

Note: The above metes and bounds description appeared previously in that certain document recorded May 19, 2000, in Book 500, Page 4386, as Instrument No. 0492325.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-26-515-031  
 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: \$ 2,200,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 2,200,000.00  
 d. Real Property Transfer Tax Due: \$ 8,580.16

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: Realty Exchange Corporation as qualified intermediary for Gerard Nardini  
 Address: 7400 Heritage Village Plaza #102  
 City: Gaineville  
 State: VA Zip: 20155

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

Print Name: IDB Holdings LLC  
 Address: 253 Granada Dr  
 City: San Luis Obispo  
 State: CA Zip: 93401

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

Print Name: Signature Title Company LLC Escrow No.: 11001087-110-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