

APN#: 1418-34-110-043  
RPTT: \$6,236.10

Recording Requested By:  
Western Title Company  
Escrow No.: 121678-SLA  
When Recorded Mail To:  
Dennis P. DeCosta and Diane A.  
DeCosta, Trustees of the  
DeCosta Family Trust dated  
March 12, 2009  
18699 N. Devries Road  
Lodi, CA 95242

DOUGLAS COUNTY, NV  
RPTT:\$6236.10 Rec:\$40.00  
\$6,276.10 Pgs=5 11/19/2020 11:29 AM  
ETRCO  
KAREN ELLISON, RECORDER

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Sherry Ackermann

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

# GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jackson Rancheria Development Corporation, a corporation chartered under the constitution of the Jackson Band of Miwuk Indians, Jackson Rancheria, Amador County, California

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Dennis P. DeCosta and Diane A. DeCosta, Trustees or successor trustee of the DeCosta Family Trust under Declaration of Trust dated March 12, 2009

and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/11/2020

Grant, Bargain and Sale Deed – Page 2

Jackson Rancheria Development Corporation  
a corporation chartered under the Constitution of the  
Jackson Band Of Miwuk Indians, Jackson Rancheria,  
Amador County, California



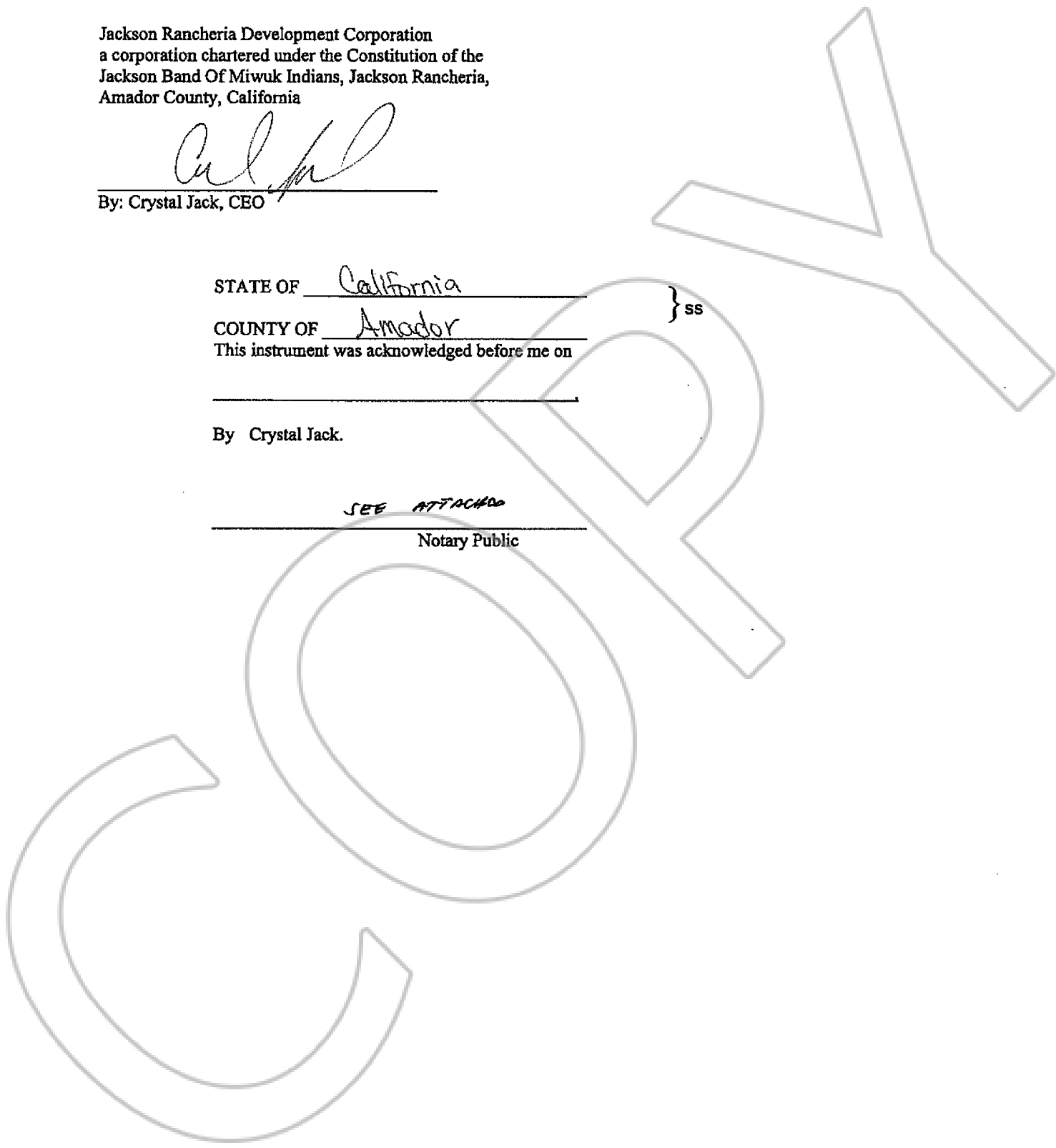
By: Crystal Jack, CEO

STATE OF California } ss  
COUNTY OF Amador  
This instrument was acknowledged before me on

By Crystal Jack.

SEE ATTACHED

Notary Public



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of AMADOR

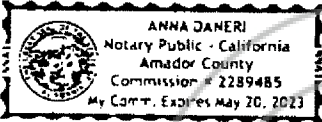
On NOV. 18, 2020 before me, ANNA DANEM, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared CRYSTAL JACIC  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature \_\_\_\_\_  
Signature of Notary Public



Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARCAIN AND SALE DEED

Document Date: \_\_\_\_\_ Number of Pages: 3 (THREE)

Signer(s) Other Than Named Above: CRYSTAL JACIC

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): CEO

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**Lot 4, in Block B, of LINCOLN PARK, according to the map thereof, filed in the office of the County recorder of Douglas County, state of Nevada, on September 7, 1921, as Document No. 305; amended May 7, 1946, in Book D of Miscellaneous, Page 338.**

**Excepting therefrom that portion of said land Deeded to the State of Nevada in Deed recorded June 21, 2002, in Book 602, Page 7080, Document No. 545292, Official Records of Douglas County, Nevada.**

**Assessor's Parcel Number(s):  
1418-34-110-043**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1418-34-110-043

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$1,599,000.00  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \$1,599,000.00  
Real Property Transfer Tax Due: \$6,236.10

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 %

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 *On All* Capacity *Escrow*  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Jackson Rancheria Development Corporation, a corporation chartered under the constitution of the Jackson Band of Miwuk Indians  
Address: 12222 New York Ranch Road  
City: Jackson  
State: CA Zip: 95642

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

Print Name: Dennis P. DeCosta and Diane A. DeCosta, Trustees of the DeCosta Family Trust dated March 12, 2009  
Address: 18699 N. Devries Road  
City: Lodi  
State: CA Zip: 95242

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
Address: Douglas Office  
1362 Highway 395, Ste. 109  
City/State/Zip: Gardnerville, NV 89410

Esc. #: 121678-SLA

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