

This document does not contain a social security number.



Natalia K. Vander Laan, Esq.

KAREN ELLISON, RECORDER E04

A.P.N.: 1220-11-001-054

Recording Requested By:)
Jack Benigno & Joe Benigno)
3347 S. Acres Road)
Visalia, CA 93291)

When Recorded Mail to:)
Joe Benigno)
1540 East Valley Road)
Gardnerville, NV 89410)

Mail Tax Statement to:)
Joe Benigno, Trustee)
1540 East Valley Road)
Gardnerville, NV 89410)

RPTT: \$0.00 Exempt (4)
Exempt (4): A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

JACK BENIGNO, Trustee of the Benigno Living Trust, dated March 23, 2012, and any amendments thereto, who took title as JACK BENIGNO, Trustee, or his successors in trust, of the Benigno Living Trust, dated March 23, 2012, and any amendments thereto, as to undivided 50% interest,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

JOE BENIGNO, Trustee of the Joe Benigno Living Trust, dated December 20, 2012,

and to the heirs and assigns of such Grantee forever,

ALL his interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal description:

See Exhibit "A."

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on this 30th day of November, in Tulare County, State of California.



JACK BENIGNO, Trustee
of the Benigno Living Trust, dated March 23, 2012, and any amendments thereto

STATE OF NEVADA)
): ss
COUNTY OF Douglas)

This instrument was acknowledged before me on this 30th day of November, 2020, by JACK BENIGNO.

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 Tulare }

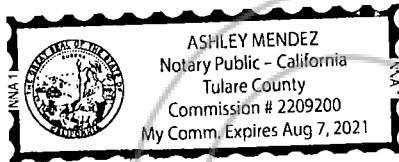
On NOVember 30th 2020 before me, Ashley Mendez Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jack Beniano
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.



Place Notary Seal and/or Stamp Above

Signature *Ashley Mendez*
Signature of Notary Public

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

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:

A parcel of land located within a portion of Section 11, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

A portion of Parcel 1 as shown on that certain Final Industrial Subdivision Map LDA 06-016 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 15, 2009 in Book 509, at Page 3833 as Document No. 743278, Official Records, and Amended June 30, 2011, as Document No. 785794, Official Records, described as follows:

Lot 13, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, Official Records.

SUBJECT TO Item 22 of exceptions shown in this report.

**Assessor's Parcel Number(s):
1220-11-001-054**

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-11-001-054
 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: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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 #4
 b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.

5. Partial Interest: Percentage being transferred: 100.00% Per document number 903068

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: Jack Benigno, Trustee
 Address: 3347 S. Acres Road
 City: Visalia
 State: CA Zip: 93291

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Joe Benigno, Trustee
 Address: 1540 East Valley Road
 City: Gardnerville
 State: NV Zip: 89410

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

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