

DOUGLAS COUNTY, NV
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=3 12/23/2020 11:46 AM
2020-958840
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P. No. 1320-08-401-004
Escrow No. 143-2605427-mk/DMJ
R.P.T.T. \$2,925.00

WHEN RECORDED RETURN TO:

SJR LLC
11340 Commercial parkway
Castroville , CA 95012

MAIL TAX STATEMENTS TO:

SJR LLC
11340 Commercial parkway
Castroville , CA 95012

GRANT, BARGAIN and SALE DEED

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

Livia Giovanna D'Atri, Trustee of the Survivor's Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 50% interest; Livia Giovanna D'Atri, Trustee of the Marital Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 24% interest; and Livia Giovanna D'Atri, Trustee of the Exemption Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 26% interest

do(es) hereby *GRANT, BARGAIN and SELL* to

SJR LLC., a Limited liability company

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

THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 8 & 17, SAID POINT BEING MARKED WITH A SPIKE SET FLUSH WITH THE PAVEMENT, FROM WHICH POINT THE SOUTHWEST CORNER OF SECTION 8 BEARS SOUTH 89° 38' 01" WEST, 2610.19 FEET;
THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 8 & 17, SOUTH 89° 38' 01" WEST, 25.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAYBORN ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SECTION LINE, SOUTH 89° 38' 01" WEST, 366.00 FEET TO A POINT;
THENCE, LEAVING SAID SECTION LINE, NORTH 00° 00' 09" WEST, 410.63 FEET TO A POINT;
THENCE, SOUTH 89° 46' 14" WEST, 39.15 FEET TO A POINT;
THENCE, ALONG A LINE WHICH IS PARALLEL TO, AND 318.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, NORTH 89° 46' 14" EAST, 405.15 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HAYBORN ROAD;
THENCE, LEAVING SAID 1/16 LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE WHICH IS PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, SOUTH 00° 00' 09" EAST, 1004.76 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 22, 2001 IN BOOK 601, PAGE 5872 AS INSTRUMENT NO. 516945, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 11/05/2020


COPY

Livia Giovanna D'Atri, Trustee of the Survivor's Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 50% interest; Livia Giovanna D'Atri, Trustee of the Marital Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 24% interest; and Livia Giovanna D'Atri, Trustee of the Exemption Trust of the John Joseph D'Atri and Livia Giovanni D'Atri Family Trust dated January 10, 1991, as to an undivided 26% interest

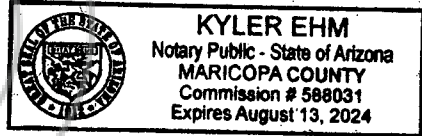
Livia Giovanna D'Atri
Livia Giovanna D'Atri, Successor Trustee

STATE OF AZ)
) : ss.
COUNTY OF Maricopa

This instrument was acknowledged before me on 11-19-2020 by
Livia Giovanna D'Atri



Notary Public
(My commission expires: Aug 13, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/05/2020 under Escrow No. 143-2605427

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-08-401-004
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$750,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$750,000.00
 d) Real Property Transfer Tax Due \$2,925.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Livia Datia
 Address: 7669 N. Via Camello Del Norte
 City: Sacottsdale
 State: AZ Zip: 85258

Print Name: SJR LLC
 Address: 11340 Commercial parkway
 City: Castroville
 State: CA Zip: 95012

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

First American Title Insurance
 Print Name: Company File Number: 143-2605427 mk/ mk
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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