



KAREN ELLISON, RECORDER

A.P.N.: 1319-19-802-004  
File No: N/A  
R.P.T.T.: \$2,170.63

When Recorded Mail To: Mail Tax Statements To:  
David Brigantino

150 San Felipe Road  
Hollister, CA 95023

***GRANT, BARGAIN and SALE DEED***

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

Brigantino Enterprises, L.P., a California limited partnership

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

David Vincent Brigantino, a married man as his sole and separate property, Christopher Augustine Brigantino, a married man as his sole and separate property, and Vincent Robert Brigantino, a married man as his sole and separate property, each as to an undivided 1/3 interest as tenants in common

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

See Exhibit "A" attached hereto and incorporated herein by this reference

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.

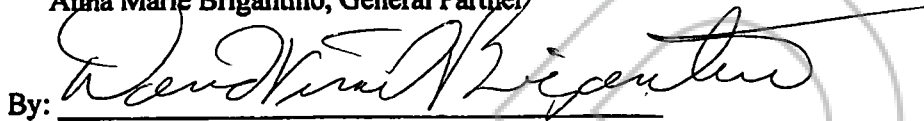
Date:

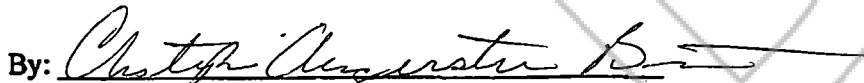
Date: 12/19/2020


**Brigantino Enterprises, L.P.,  
a California limited partnership**

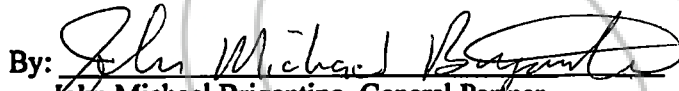
By:   
**Katherine Rachel Winkelman, General Partner**

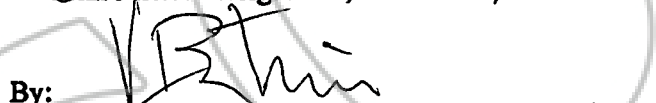
By:   
**Anna Marie Brigantino, General Partner**

By:   
**David Vincent Brigantino, General Partner**

By:   
**Christopher Augustine Brigantino, General Partner**

By:   
**Ralph Anthony Brigantino, General Partner**

By:   
**John Michael Brigantino, General Partner**

By:   
**Vincent Robert Brigantino, General Partner**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

**ALL THAT PORTION OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. &M.; AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FOR ELORAC, INC., DOCUMENT NO. 223262, AS APN 11-232-44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID APN 11-232-44, THE POINT OF BEGINNING;**

**THENCE NORTH 67°33'58" EAST, 201.52 FEET;**

**THENCE NORTH 22°26'02" WEST 1.60 FEET;**

**THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, DELTA OF 49°19'57" AND AN ARC LENGTH OF 318.58 FEET;**

**THENCE SOUTH 63°17'43" WEST 252.38 FEET;**

**THENCE NORTH 32°13'42" WEST 49.00 FEET;**

**THENCE SOUTH 50°08'00" WEST 101.65 FEET;**

**THENCE SOUTH 43°28'18" WEST 83.96 FEET;**

**THENCE NORTH 53°50'55" WEST 3.20 FEET;**

**THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, DELTA OF 20°12'18" AND AN ARC LENGTH OF 77.58 FEET;**

**THENCE NORTH 33°38'38" WEST, 91.73 FEET TO THE POINT OF BEGINNING.**

**REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 17, 1990 IN BOOK 590, PAGE 2586, AS DOCUMENT NO. 226195.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1999 IN BOOK 399, PAGE 145 AS DOCUMENT NO. 462217.**

**1319-19-802-004**

# ACKNOWLEDGMENT

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 San Benito )

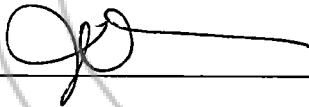
On 12/19/2020 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Katherine Rachel Winkelman, Anna Marie Brzantico,  
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.

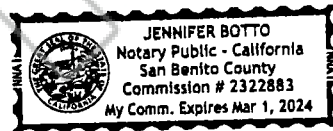
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



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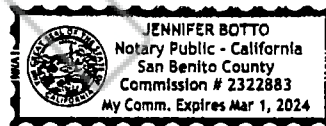
On 12/19/2020 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared David Vincent Brigantino and Christopher Augustine Brigantino,  
who proved to me on the basis of satisfactory evidence to be the person(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  (Seal)



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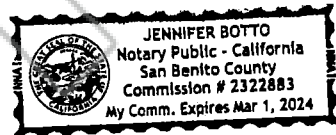
On 12/19/2020 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Ralph Anthony Brigantino and John Michael Brigantino,  
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  
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Signature  (Seal)



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State of California  
County of San Benito )

On 12/19/2020 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Vincent Robert Arigantiro,  
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  (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-802-004  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <i>RT Corrected RPTT due</i>	

3. Total Value/Sales Price of Property: \$ \$556,570.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$556,570.00  
 Real Property Transfer Tax Due: ~~\$2,170.63~~ 2,172.30

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 *David Brigantino* Capacity \_\_\_\_\_  
 Signature *David Brigantino* Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Brigantino Enterprises, LP  
 Address: 150 San Felipe Rd.  
 City: Hollister  
 State: CA Zip: 95023

Print Name: David Brigantino  
 Address: 150 San Felipe Rd.  
 City: Hollister  
 State: CA Zip: 95023

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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