

A.P.N.: 1418-34-401-006

R.P.T.T.: EXEMPT #7



KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY:

Daniel Vittone
Po Box 10343
Zephyr Cove, NV 89448

WHEN RECORDED MAIL DOCUMENT
SAME AS ABOVE

AND TAX BILL TO:
TO REMAIN UNCHANGED

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Daniel N. Vittone, Trustee of the Til Valhalla Irrevocable Trust, dated October 28, 2020

hereby GRANT(S) to Yellowstone Property Holdings, LLC

SEE EXHIBIT "A" ATTACHED HERETO.

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.

Dated: 12/18/2020

Daniel N. Vittone, Trustee of the Til Valhalla Irrevocable Trust, dated October 28, 2020

A notary 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 CA)
County of Orange)ss

On 12-18-2020, before me, Andrea G. Powers, a Notary Public,

personally appeared Daniel N. Vittone personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Andrea Powers [seal]

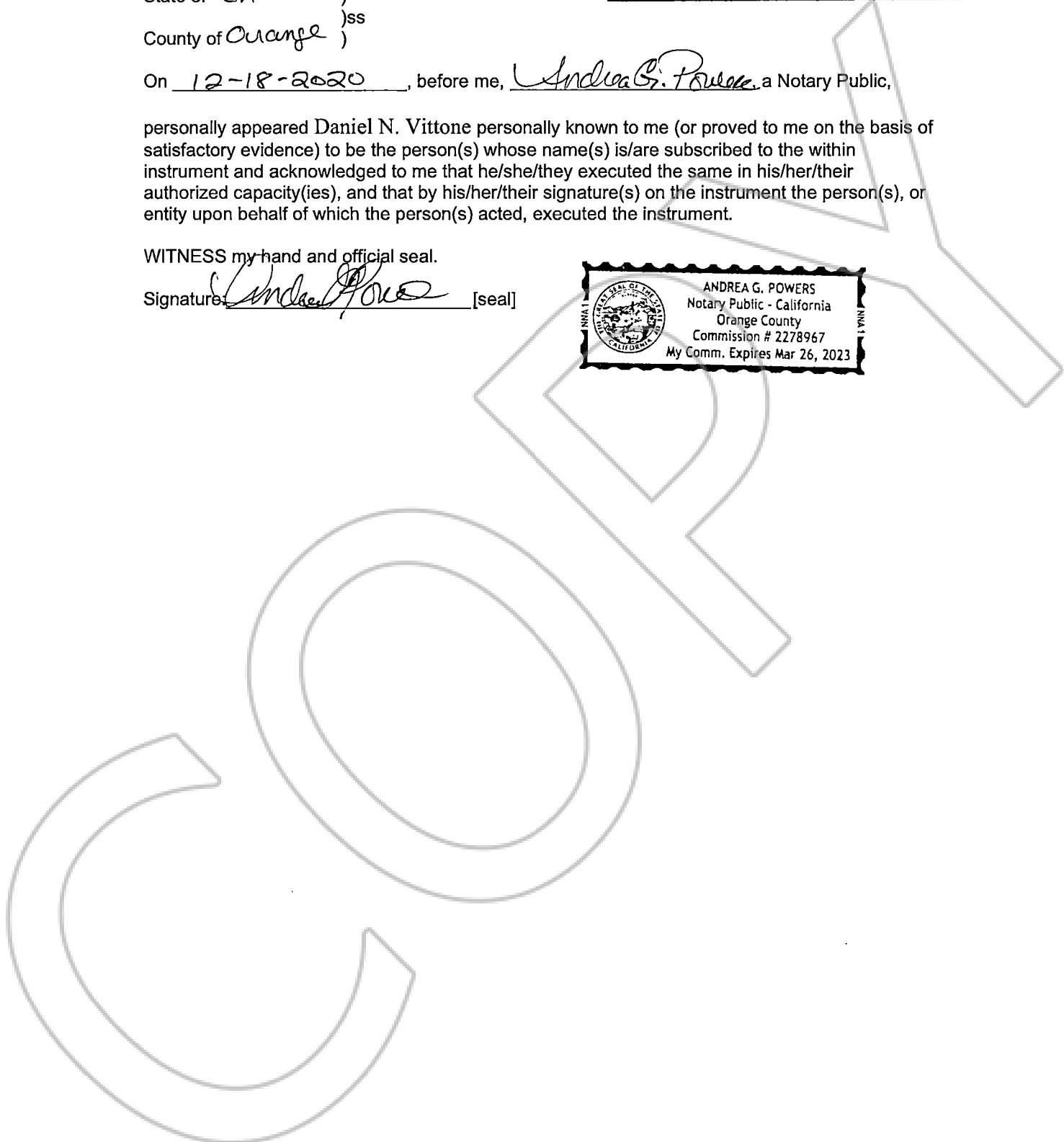
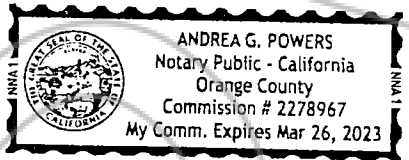


EXHIBIT A
Legal Description

That portion of the Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B.&M., in the County of Douglas, State of Nevada, that is particularly described as follows:

COMMENCING at the South quarter Section corner of said Section 34;
Thence North 23°05'20" West (recorded as North 23°05'07" West, a distance of 595.03 feet), a distance of 594.93 feet, to a point on the Westerly right-of-way line of U.S. Highway 50, at the Northeasterly corner of the property conveyed to Ellen Eccles Harrison by deed recorded September 1, 1960 in Book 3 of Official Records at Page 499, Douglas County, Nevada records, the TRUE POINT OF BEGINNING;
Thence from the TRUE POINT OF BEGINNING North 89°56'12" West along the North line of said Harrison property, a distance of 171.80 feet;
Thence North 00°03'48" East, a distance of 107.79 feet to a point in the centerline of a 20.0 foot wide roadway right-of-way as described in Book 9 of Official Records at Page 224 and 226, Douglas County, Nevada Records;
Thence South 89°56'12" East along said right-of-way centerline, a distance of 150.00 feet to a point in the Westerly right-of-way line of U.S. Highway 50;
Thence South 11°22'15" East along said Westerly right-of-way line, a distance of 109.97 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the right to use, in common with other so entitled, that right-of-way described in document dated May 2 1957, recorded in the office of the Recorder of Douglas County, Nevada on May 7, 1957 in Block C-1 of Deeds, Page 371 and as described in Book 9 of Official Records at Page 224, 225, 226 and 227, Douglas County, Nevada Records for the purpose of ingress and egress to and from the above described parcel of real property.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED July 25, 2019 AS INSTRUMENT NO. 2019-932597.

APN: 1418-34-401-006

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-401-006
 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: <u>12/24/20</u>	
NOTES: <u>Trust OK ~ AB</u>	

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 # 7
 b. Explain Reason for Exemption: Transfer from trust for no consideration

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] Capacity GRANTOR
 Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Daniel Vittone, Trustee of the Til Valhalla
 Print Name: Irrevocable Trust
 Address: Po Box 10343
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Yellowstone Property Holdings, LLC
 Print Name: _____
 Address: Po Box 10343
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: STEVE'S DEEDS Escrow # Vittone
 Address: BOX 11506
 City: ZEPHYR COVE State: NEVADA Zip: 89448