

A.P.N.: 1320-30-611-006 and 1320-30-611-007
File No: 121-2609036-MLR (MLR)
R.P.T.T.: \$5,460.00

When Recorded Mail To: Mail Tax Statements To:
Villagio Park LLC
3652 S. Virginia Street, Suite C7
Reno, NV 89502

GRANT, BARGAIN and SALE DEED

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

Debra L. Deverill, Successor Trustee and Eric Duane Deverill, Successor Trustee, of The Duane Deverill Charitable Trust, dated July 25, 2002

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

Villagio Park LLC, a Nevada limited liability company

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

LOTS 9A AND 9B AS SHOWN ON PARCEL MAP LDA 05-097 FOR THE DUANE U. DEVERILL CHARITABLE TRUST, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 18, 2008 IN BOOK 908 AT PAGE 3726 AS DOCUMENT NO. 730206.

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.

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.

Debra L. Deverill, Successor Trustee and Eric Duane Deverill, Successor Trustee, of The Duane Deverill Charitable Trust, dated July 25, 2002

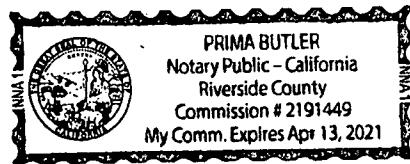
By: *Debra L. Deverill*
Name: Debra L. Deverill
Title: Successor Trustee

By: *Eric Duane Deverill*
Name: Eric Duane Deverill
Title: Successor Trustee

STATE OF California)
COUNTY OF San Diego) : ss.

This instrument was acknowledged before me on 12-22-2020 by Debra L. Deverill and Eric Duane Deverill

Prima Butler
Notary Public
(My commission expires: 4-13-2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 121-2609036.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1320-30-611-006 and 1320-30-611-007
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: \$1,400,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$1,400,000.00
d) Real Property Transfer Tax Due \$5,460.00

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: _____ Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Duane Deverill Charitable Trust
Address: P.O. Box 8287
City: Rancho Santa Fe
State: CA Zip: 92067

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Villagio Park LLC
Address: 3652 S. Virginia Street, Suite C7
City: Reno
State: NV Zip: 89502

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
First American Title Insurance
Print Name: Company File Number: 121-2609036 MLR/ MLR
Address 5310 Kietzke Lane, Suite 100
City: Reno State: NV Zip: 89511-2043

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