

DOUGLAS COUNTY, NV **2020-959135**  
RPTT:\$3861.00 Rec:\$40.00  
\$3,901.00 Pgs=4 12/30/2020 09:46 AM  
TOIYABE TITLE  
KAREN ELLISON, RECORDER

**APN: 1220-02-002-001**

**RPTT: \$3,861.00**

**Escrow No. 2012610**

**When Recorded Return to:**

**Strada Capital, Inc., a Nevada corporation**

**27372 Aliso Creek Road  
Aliso Viejo, CA 92656**

**Mail Tax Statements to:**

**Grantee same as above.**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Dennis J. Wuollet, an unmarried man who acquired title as Dennis J. Wuollet

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Strada Capital, Inc., a Nevada corporation

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2012610  
Page Two.

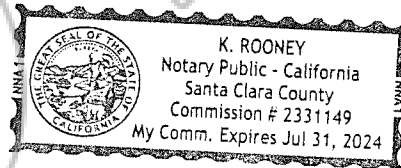
Witness my hand(s) this 26 day of December, 2020.

Dennis J. Wuollet  
Dennis J. Wuollet

STATE OF California  
COUNTY OF ~~California~~ Santa Clara

This instrument was acknowledged before me on this 26 day of December, 2020 by Dennis J. Wuollet

K. Rooney  
NOTARY PUBLIC



## Exhibit "A"

Township 12 North, Range 20 East, M.D.B.&M.

BEGINNING at the North 1/4 corner of Section 2, Township 12 North, Range 20 East, thence North 89°59'44" West along the North line of the Northeast 1/4 of Section 2, a distance of 865.21' to a point being the intersection of the Allerman Canal and the North line of said Section 2 and the True Point of Beginning, thence Southerly along the centerline of the Allerman Canal the following 36 courses:

South 12 degrees 28'13" East, 167.47'; South 06 degrees 56'19" West, 163.74'; South 00 degrees 00'28" East, 89.85'; South 05 degrees 34'07" East, 418.48'; South 11 degrees 21'24" West, 300.93'; South 03 degrees 47'49" West, 290.54'; South 12 degrees 43'41" West, 560.66'; South 08 degrees 16'26" East, 400.50'; South 34 degrees 47'17" East, 190.37'; South 33 degrees 56'31" East, 172.02'; South 03 degrees 49'24" East, 175.21'; South 19 degrees 42'14" West, 148.48'; South 45 degrees 02'59" West 165.22'; South 34 degrees 18'01" West, 145.60'; South 02 degrees 19'55" West 72.87'; South 50 degrees 06'33" East, 48.64'; North 85 degrees 25'10" East, 151.48'; South 73 degrees 42'12" East, 116.24'; South 36 degrees 34'32" East, 112.72'; South 32 degrees 13'52" West, 296.72'; South 44 degrees 00'08" West, 162.03'; South 11 degrees 15'19" West, 104.39'; South 25 degrees 54'51" East, 74.80'; South 72 degrees 02'43" East, 103.02'; North 77 degrees 13'57" East, 128.79'; North 56 degrees 25'57" East, 180.34'; North 85 degrees 17'03" East, 136.26'; South 43 degrees 48'49" East, 166.67'; South 00 degrees 21'50" East, 102.53'; South 75 degrees 24'09" West, 141.72'; South 56 degrees 56'08" West, 117.12'; South 19 degrees 36'36" West, 86.49'; South 21 degrees 05'07" East, 153.77'; South 55 degrees 13'52" West, 209.97'; Thence South 35 degrees 07'51" West, 105.44'; to the Northerly line of the South 1/2; Southwest 1/4; Southwest 1/4; Section 2, thence South 90 degrees 00'00" West, 364.82'; to a fence corner; thence North 0 degrees 02'00" East, 460.95'; thence North 4 degrees 07'00" West, 904.70'; thence North 38 degrees 06'00" East, 502.4'; thence North 7 degrees 21'00" West, 171.4'; thence North 34 degrees 29'00" West, 45.1'; thence North 33 degrees 23'00" West, 52.7'; thence North 28 degrees 51'00" West, 264.5'; thence North 9 degrees 12' West, 118.2'; thence North 7 degrees 30'00" West, 279.4'; thence North 10 degrees 26'00" East, 353.10'; thence West 40.0', to a fence corner, thence North 0 degrees 51'00" West, 352.5'; thence North 0 degrees 28'00" East, 771.3'; thence North 11 degrees 12'00" East, 289.9'; thence North 21 degrees 47'00" West 142.6'; thence North 0 degrees 28'00" East 69.1'; thence North 17.11'; to the North line of Section 2, thence South 89 degrees 59'44" East, 180.04'; to the Point of Beginning.

The above legal description appeared previously in that certain Document recorded on March 10, 2005, as Document No. 638575, of Official Records, pursuant to NRS Section 6. NRS 111.312.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-02-002-001  
 b.  
 c.  
 d.

2. Type of Property  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2 - 4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial  
 g.  Agricultural  
 h.  Mobile Home  
 i.  Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$990,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$990,000.00
d. Real Property Transfer Tax Due	\$3,861.00

4. If Exempt Claimed:  
 a. Transfer Tax Exemption, per 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: *Dennis J. Wuollet* Agent for Capacity: *Grantee/Grantor*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Dennis J. Wuollet  
 Address: 715 Cambrian Drive  
 City: Campbell  
 State: California  
 Zip: 95008

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

Print Name: Strada Capital, Inc., a Nevada corporation  
 Address: 27372 Aliso Creek Road  
 City: Aliso Viejo  
 State: California  
 Zip: 92656

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

Print Name: Toiyabe Title File Number: 2012610  
 Address: 6774 S McCarran Blvd Suite 102  
 City: Reno State: NV Zip: 89509