

DOUGLAS COUNTY, NV **2021-963139**
RPTT:\$35100.00 Rec:\$40.00
\$35,140.00 Pgs=3 **03/08/2021 03:25 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-04-501-019
R.P.T.T.: \$35,100.00
Escrow No.: 20010994-COM

When Recorded Return To:
Paul R. Curletto and Allison Dent Curletto,
Trustees of The Curletto Family Trust
3830 Qualridge Road
Lafayette, CA 94549

Mail Tax Statements to:
Paul R. Curletto and Allison Dent Curletto,
Trustees of The Curletto Family Trust
3830 Qualridge Road
Lafayette, CA 94549

Escrow No. 20010994--COM

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Waterloo Center, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

**Paul R. Curletto and Allison Dent Curletto, as Trustees of The Curletto Family Trust, under
Declaration of Trust dated October 28, 2012**

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

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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

Page 3 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20010994-COM

Dated this 3rd day of MARCH, 2021.

Waterloo Center, LLC, a Nevada Limited Liability Company

By: BENGOCHEA FAMILY LIMITED PARTNERSHIP, Manager

By: The Amador Bengochea and Dorothy Anne Bengochea
Family Trust, General Partner

By: [Signature]
Amador Bengochea, Trustee

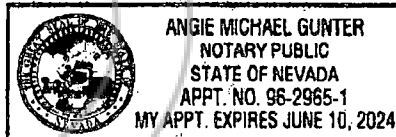
By: [Signature]
Dorothy Anne Bengochea, Trustee

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on this 3rd day of MARCH, 2021, by Amador Bengochea, and Dorothy Anne Bengochea.

[Signature]
Notary Public



LEGAL DESCRIPTION
EXHIBIT "A"

PARCEL 1:

Portions of that certain property within Douglas County, Nevada situate in Section 4, Township 12 North, Range 20 East, M.D.M., as shown as Parcel B on Record of Survey recorded December 13, 2005 as Document No. 663320, in Official Records, described as follows:

Commencing at the most Southerly point of said Parcel B;
Thence N 44°20'17" W, a distance of 116.63 feet;
Thence N 48°25'33" W, a distance of 262.19 feet;
Thence N 27°03'34" W, a distance of 159.20 feet;
Thence N 11°51'40" W, a distance of 303.15 feet;
Thence N 00°29'47" E, a distance of 222.90 feet;
Thence N 58°37'17" E, a distance of 42.65 feet;
Thence along the Southwesterly line of US Highway S 50°18'53" E, a distance of 604.25 feet;
Thence S 39°26'27" W, a distance of 270.70 feet;
Thence S 50°00'45" E, a distance of 305.61 feet;
Thence S 45°39'43" W along the Northwesterly right-of-way line of Waterloo Lane a distance of 214.13 feet to the point of beginning.

Basis of bearing is Nevada State Plane Coordinates, West Zone, NAD 83/94.

Reference is hereby made to that Record of Survey Map for Boundary Line Adjustment recorded on December 13, 2005 as Document No. 663320, Official Records.

Document Number 713567, in Book 1107, at Page 5938 recorded November 21, 2007, is provided pursuant to the requirements of Section 1.NRS 111.312

PARCEL 2:

Non-exclusive reciprocal easements for access, ingress and egress over all paved driveways, roadways and walkways, and easement for slope, water detention and drainage facilities, water mains, sewers and other utility facilities as set forth in that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in the office of the Douglas County Recorder, State of Nevada on January 27, 2006 in Book 0106 at Page 9295 as Document No. 666674, Official Records, and as amended on June 29, 2006 in Book 0606 at Page 10661 as document No. 678417, Official Records.

Assessor's Parcel Number: 1220-04-501-019

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-501-019
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: Commercial

| | |
|---|------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Document/Instrument No.: | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

3. a. Total Value/Sale Price of Property: \$ 9,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ (0.00)
 c. Transfer Tax Value: \$ 9,000,000.00
 d. Real Property Transfer Tax Due: \$ 35,100.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 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 the 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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Waterloo Center, LLC
 Address: 7641 W. Post Rd.
 City: LAS VEGAS
 State: NEVADA Zip: 89113

Print Name: The Curletto Family Trust
 Address: 3830 QUAILRIDGE ROAD
 City: LAFAYETTE
 State: CA Zip: 94549

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20010994-COM
 Address: 1450 Ridgeway Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED