

APN: 1320-30-702-009

RECORDING REQUESTED BY:

Dragi Dimitri  
1595 County Rd.  
Minden, NV 89423

AFTER RECORDATION, RETURN BY MAIL TO:

Drago Dimitri & Janel Sinatra, Trustees  
1595 County Rd.  
Minden, NV 89423



00144290202109758670030037

KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 22 day of October, 2021, Drago Dimitri an individual as his sole and separate property, does hereby Grant, Bargain, Sell and Convey to Drago Dimitri and Janel Sinatra, Co-Trustees of the LD Dimitri Revocable Trust dated February 12, 1997, as to an undivided Fifty Percent (50%) interest, and to the heirs and assigns of such Grantees forever, his interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

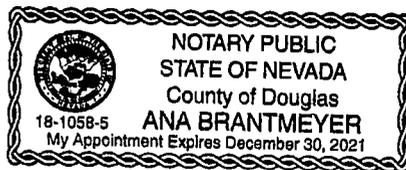
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

\_\_\_\_\_  
Drago Dimitri

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of October, 2021, by Drago Dimitri.

\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

All that certain lot, piece or parcel of land situate, lying and being in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D. B. &M., Westerly of the Town of Minden, Douglas County, Nevada, and more particularly described as follows:

Beginning at a point at the southeast corner of the parcel on the Northerly side of the State Highway 30 foot right of way line, which point bears North 63° 25' West a distance of 1,373.25 feet from the West town limits of the Town of Minden, said POINT OF BEGINNING being further described as bearing North 63° 22' 50" West a distance of 3,513.80 feet from the Town Monument (No.1) to said Town of Minden; thence from said POINT OF BEGINNING North 63° 25' West along the Northerly right of way line of said State Highway a distance of 108.70 feet to the Southwesterly corner of the parcel; thence North 26° 35' East along the property line a distance of 208.70 feet to the Northwesterly corner of the parcel; thence South 63° 25' East along the property line a distance of 108.70 feet to the Northeasterly corner of the parcel; thence South 26° 35' West along the property line a distance of 208.70 feet to the POINT OF BEGINNING.

Excepting therefrom that portion of said land deeded to the State of Nevada, Department of Transportation, by Document Recorded May 26, 1988, in Book 588, Page 3525, as Document No. 178776 of Official Records, Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 0406871, Book 0297, Page 2428, on (02/19/1997

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-30-702-009  
 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>10/22/01</u>	
NOTES: <u>James J. &amp; Janel</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title without consideration to a Trust

5. Partial Interest: Percentage being transferred: 50.00 %

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 \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Drago Dimitri  
 Address: 1595 County Rd.  
 City: Minden  
 State: NV Zip: 89423

Print Name: Drago Dimitri & Janel Sinatra, Trustees  
 Address: 1595 County Rd.  
 City: Minden  
 State: NV Zip: 89423

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)