

APN: 1319-18-310-038

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:
PONY EXPRESS HOLDINGS, LLC
285 Snowman Road
Coudersport, PA 16915

DOUGLAS COUNTY, NV

2021-978579

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

12/17/2021 03:08 PM

ALLING & JILLSON LTD

KAREN ELLISON, RECORDER

E09

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRAD GIANNOTTI, A SINGLE MAN ("Grantor") does hereby GRANT to PONY EXPRESS HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY ("Grantee"), all that certain realproperty situate in the County of Douglas, State of Nevada, more particularly described asfollows:

Lot 52, as shown on the Map of Kingsbury Village Unit No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 27, 1961 in Book 9, Page 792, as Document No. 19281, and as amended on July 10, 1963 in Book 18, Page 352, as Document 22952.

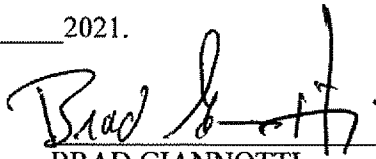
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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

(Signature page follows)

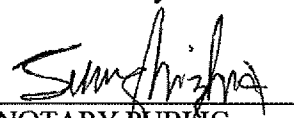
DATED this 18 day of November 2021.


By: 
BRAD GIANNOTTI

STATE OF Florida)
COUNTY OF Charlotte) ss.

This instrument was acknowledged before me on 11/18, 2021 by
BRADGIANNOTTI.

WITNESS my hand and official seal.


NOTARY PUBLIC

 Terry Knight
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG174234
Expires 1/10/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-18-310-038
 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: _____	
NOTES: <u>Operating ok - kle</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 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 # 9
 b. Explain Reason for Exemption: A transfer of real property to a business entity when the person conveying the property owns 100% of the entity to which conveyance is made.

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 Bradley F. Koff Capacity _____ Grantor

Signature Bradley F. Koff Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Brad, Giannotti, a single man
 Address: 285 Snowman Road
 City: Coudersport
 State: PA Zip: 16915

Print Name: Pony Express Holdings, LLC, a NV llc
 Address: 285 Snowman Road
 City: Coudersport
 State: PA Zip: 16915

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kenneth R. Jillson Escrow # _____
 Address: Post Office Box 3390
 City: Stateline State: NV Zip: 89449

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