

A.P.N.: 1320-33-713-016
File No: 143-2642696 (et)
R.P.T.T.: \$1,706.25

When Recorded Mail To: Mail Tax Statements To:
EFA Enterprises LLC Series C
1560 Willow Creek Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Phillip M. Pedrojetti, a single man and Mary C. Pedrojetti, a married woman as her sole and separate property, as joint tenants

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

EFA Enterprises, LLC Series C, a Nevada limited liability company

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

**LOT 54, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP #1006-5
CHICHESTER ESTATES PHASE 5, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF DOUGLAS COUNTY, NEVADA RECORDED ON APRIL 9, 1999 IN BOOK 499 AT PAGE
1900 AS DOCUMENT NO. 465394, OFFICIAL RECORDS.**

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.

**This document was executed
in counter-part and
shall be deemed as one.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-713-016
 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: \$437,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$437,500.00
 d) Real Property Transfer Tax Due \$1,706.25
4. **If Exemption 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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Phillip M. Pedrojetti and Mary C.
 Print Name: Pedrojetti
 Address: 1429 Muir Dr
 City: Gardnerville
 State: NV Zip: 89460

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

EFA Enterprises LLC Series
 Print Name: C
 Address: 1560 Willow Creek Lane
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company File Number: 143-2642696 et/ et
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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