DOUGLAS COUNTY, NV

2021-978721

RPTT:\$1706.25 Rec:\$40.00

\$1,746.25 Pgs=3

12/21/2021 11:32 AM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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

- All general and special taxes for the current fiscal year.
- 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.

Phillip M. Pedr	ojetti			
Mary C. Pedro	ietti			\ \
, 1017 017 0010	,			-11
		_//		`
STATE OF	NEVADA			
COUNTY OF	DOUGLAS	: ss.		
			h 10 310 1	
This instrumer Phillip M. Pe	nt was acknowledg drojetti and Mar	ed before me on y-C. Pedrojetti.	170VI	by
le	ees:	,	E. TOBIA Notary Public - State Appointment Recorded in I No: 17-2785-5 - Expirer	e of Nevada Douglas County
(My commission	Notary Public on expires:	3105)	Tanana anananananananananananananananana	ากเกิดการการครั้

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2642696.

Phillip M. Pedrojetti Man C. Pedrojetti Mary C. Pedrojetti	
STATE OF NEWADA MONTHUM) : ss.
COUNTY OF DOUGLAS Flathead	j ss.
This instrument was acknowledged before Phillip M. Pedrojetti and Mary C. Pe	edrojetti.
Notary Public (My commission expires: (0-7-23)	LISA MIHELIC NOTARY PUBLIC for the State of Montana SEAL My Commission Expires My Commission Expires

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2642696.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)				
	···				
	1320-33-713-016				
b)_		^			
d)_					
_		\ \			
	Type of Property	TOD DECORDEDS OPTIONAL LICE			
a)	Vacant Land b) X Single Fam. Res.	FOR RECORDERS OPTIONAL USE			
c)	Condo/Twnhse d) 2-4 Plex	BookPage:			
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:			
•	Agricultural h) Mobile Home	Notes:			
g)		Hotest			
i)	Other				
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. <u>If Exemption Claimed:</u>					
	a. Transfer Tax Exemption, per 375.090, Sectio	n:			
	b. Explain reason for exemption:				
	D. Explain reason to exemption				
5.	Partial Interest: Percentage being transferred:	%			
	The undersigned declares and acknowledges, u	inder penalty of perjury, pursuant to NRS			
375.	060 and NPS 375 110 that the information	provided is correct to the best of their			
infor	mation and belief, and can be supported by doc information provided herein. Furthermore, the	cumentation if called upon to substantiate			
clain	ned exemption of other determination of addit	ional tax que, may result in a penally of			
10%	of the tax due plus interest at 1% per month.	Pursuant to NRS 3/5,030, the Buyer and			
Seller shall be jointly and severally liable for any additional amount owed.					
Sign	ature:	Capacity: (Capacity)			
Sign	ature:	Capacity:			
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION			
and the same of th	(REQUIRED)	(REQUIRED) EFA Enterprises LLC Series			
Drint	Phillip M. Pedrojetti and Mary C. t Name: Pedrojetti	Print Name: C			
	ress: 1429 Muir Dr	Address: 1560 Willow Creek Lane			
City:		City: Gardnerville			
State		State: NV Zip: 89410			
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)					
First American Title Insurance					
Print	t 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)					