

Revocable Living
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Paul A. Rovella
JRG Attorneys at Law
530 San Benito Street
Hollister, CA 95023



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GENERAL WARRANTY DEED

State of Nevada

Douglas County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor known as:

Christopher Augustine Brigantino, 2253 Union Road, Hollister, California, 95023

The receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, and sells to the C&J Brigantino Family Trust dated 12/30/09, with Christopher A. Brigantino and Julie P. Brigantino acting as the Trustees, with a mailing address of 2253 Union Road, Hollister, California, 95023 (hereinafter called the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Douglas County, Nevada, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Assessor's Parcel Number: 1319-19-802-004

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Dated: June 22, 2021

Christopher Augustine Brigantino, Grantor
2253 Union Road
Hollister, CA 95023

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF SAN BENITO)

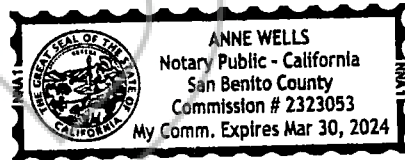
I, the undersigned, a Notary Public in said County, in said State, hereby certify that Christopher Augustine Brigantino whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of June, 2021.

Anne Wells

(SEAL)

Notary Public



My Commission Expires: 3/30/24

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

ALL THAT PORTION OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. &M.; AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FOR ELORAC, INC., DOCUMENT NO. 223262, AS APN 11-232-44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID APN 11-232-44, THE POINT OF BEGINNING;

THENCE NORTH 67°33'58" EAST, 201.52 FEET;

THENCE NORTH 22°26'02" WEST 1.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, DELTA OF 49°19'57" AND AN ARC LENGTH OF 318.58 FEET;

THENCE SOUTH 63°17'43" WEST 252.38 FEET;

THENCE NORTH 32°13'42" WEST 49.00 FEET;

THENCE SOUTH 50°08'00" WEST 101.65 FEET;

THENCE SOUTH 43°28'18" WEST 83.96 FEET;

THENCE NORTH 53°50'55" WEST 3.20 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, DELTA OF 20°12'18" AND AN ARC LENGTH OF 77.58 FEET;

THENCE NORTH 33°38'38" WEST, 91.73 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 17, 1990 IN BOOK 590, PAGE 2586, AS DOCUMENT NO. 226195.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1999 IN BOOK 399, PAGE 145 AS DOCUMENT NO. 462217.

1319-19-802-004

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-19-802-004
 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>Trust OK BC</u> | |

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: transfer into grantor's revocable trust without consideration

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] Capacity Attorney for Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Christopher A. Brigantino
 Address: 2253 Union Road
 City: Hollister
 State: CA Zip: 95023

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: C & J Brigantino Family Trust
 Address: 2253 Union Road
 City: Hollister
 State: CA Zip: 95023

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Paul A. Rocella, Esq. Escrow # _____
 Address: 530 San Benito St.
 City: Hollister State: CA Zip: 95023