

A.P.N.: 1420-34-501-032
File No: 143-2646224 (et)
R.P.T.T.: \$1,267.50

When Recorded Mail To: Mail Tax Statements To:
The Benedetti Family Trust Dated August
6525 Little Falls Drive
San Jose, CA 95120

GRANT, BARGAIN and SALE DEED

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

East Valley View, LLC, a Nevada limited liability company

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

Richard E. Benedetti, Trustee of The Benedetti Family Trust Dated August 6, 2010

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

PARCEL 1, AS SET FORTH ON PARCEL MAP DP 19-0496, FOR EAST VALLEY VIEW, LLC, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 07, 2022 IN BOOK N/A AS DOCUMENT NO. 2022-979500, 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.

East Valley View LLC, a Nevada limited liability company

By: The Quails Nest Trust, 1999, dated July 28, 1999 and The C & R DeCarlo 1993 Trust, dated July 22, 1993

By: *William W. Nichols*

Name: William W. Nichols

Title: Managing Member/ Trustee

By: *Ricky Paul DeCarlo*

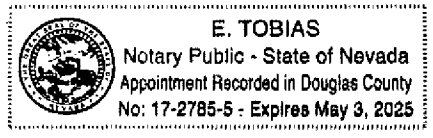
Name: Ricky Paul DeCarlo

Title: Managing Member/ Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 2.16.22 by **William W. Nichols and Ricky Paul DeCarlo, Managing Members Trustees .**

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2646224.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-501-032
 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: \$324,780.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$324,780.00
 d) Real Property Transfer Tax Due \$1,267.50

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)**

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

Print Name: East Valley View LLC
 Address: 220 Sheridan Creek CT
 City: Gardnerville
 State: NV Zip: 89460

Print Name: The Benedetti Family Trust Dated August
 Address: 6525 Little Falls Drive
 City: San Jose
 State: CA Zip: 95120

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2646224 et/ et
 State: NV Zip: 89423

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