

DOUGLAS COUNTY, NV  
RPTT:\$8775.00 Rec:\$40.00  
\$8,815.00 Pgs=2  
2022-983875  
04/18/2022 03:44 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-35-001-026
<b>R.P.T.T.</b>	\$8,775.00
<b>File No.:</b>	1573055 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Kenneth D. Felts, Trustee of The Kenneth D. Felts Revocable Trust under instrument dated December 12, 2018	
817 E Gutierrez Street	
Santa Barbara, CA 93103	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joe Benigno, Trustee, or his successors in trust, under The Joe Benigno Living Trust, dated December 20,2012** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kenneth D. Felts, Trustee of The Kenneth D. Felts Revocable Trust under instrument dated December 12, 2018**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 3A-1A, as shown on Parcel Map for Peterson, Green, Gill and Fox, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 28, 1993 in Book 693 at Page 6333 as Document No. 311057, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 21, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

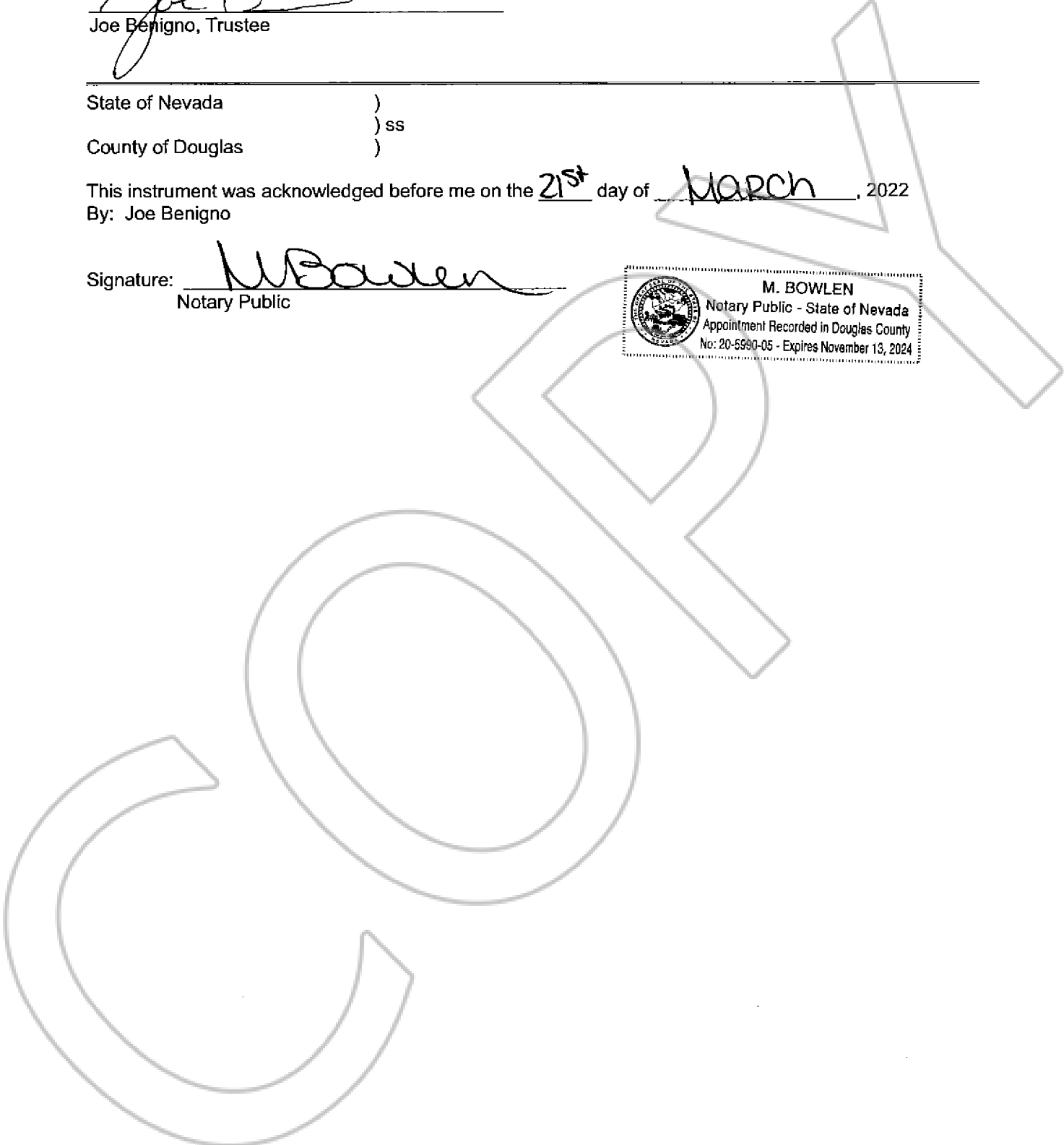
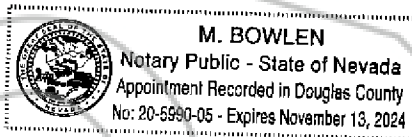
The Joe Benigno Living Trust

Joe Benigno  
Joe Benigno, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 21<sup>st</sup> day of March, 2022  
By: Joe Benigno

Signature: M. Bowlen  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-35-001-026  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 2,250,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 2,250,000.00  
 d. Real Property Transfer Tax Due                                \$ 8,775.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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] Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joe Benigno, Trustee, or his successors in trust, under The Joe Benigno Living Trust, dated December 20, 2012  
 Address: P.O. Box 2123  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Kenneth D. Felts Revocable Trust under instrument dated December 12, 2018  
 Address: 817 E Gutierrez Street  
 City: Santa Barbara  
 State: CA Zip: 93103

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1573055 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410