

A.P. No. 1320-04-001-112
Escrow No. 143-2667965-et/DMJ
R.P.T.T. \$2,535.00

WHEN RECORDED RETURN TO:

Edward Michael Silvera and Sharon Anne Silvera,
husband and wife as trustees of
P.O. Box 1030
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Edward Michael Silvera and Sharon Anne Silvera, husband and wife as trustees of
P.O. Box 1030
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Precision Asset Management LLC, a Nevada limited liability company

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

Edward Michael Silvera and Sharon Anne Silvera, husband and wife as trustees of The
Silvera 2001 Family Trust Dated March 8, 2001

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

PARCEL 1:

A PORTION OF BLOCK K AS SHOWN ON THE FINAL MAP #1015-2 FOR CARSON VALLEY BUSINESS PARK PHASE 2, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 3, 1998, IN BOOK 998, PAGE 562, AS DOCUMENT NO. 448664 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

LOT 4 AS SHOWN ON RECORD OF SURVEY #1 FOR WALLPORT INDUSTRIAL PARK, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON AUGUST 8, 2006 IN BOOK 0806 PAGE 2533 AS DOCUMENT NO. 681475 OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENTS OVER THE COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALLPORT INDUSTRIAL PARK, RECORDED AUGUST 22, 2006 AS DOCUMENT NO. 682799, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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.

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.

Date: 09/12/2023

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-04-001-112
 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: \$650,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$650,000.00
 d) Real Property Transfer Tax Due \$2,535.00

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: *Richard R. [Signature]*
 Signature: *[Signature]*

Capacity: *Grantor*
 Capacity: *Grantor*

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

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

Print Name: Precision Asset Management LLC
 Address: 1605 Mono Ave.
 City: Minden
 State: NV Zip: 89423

Print Name: trustees of
 Address: P.O. Box 1030
 City: Minden
 State: NV Zip: 89423

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: 143-2667965 et/ VD
 State: NV Zip: 89423

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