

APN: 1319-30-611-005

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

JEFFREY V. GERACI
4902 NW 119 Terrace
Coral Springs, FL 33076

GRANT, BARGAIN, AND SALE DEED

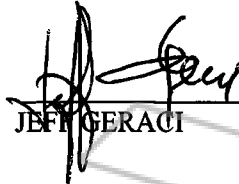
JEFF GERACI, an individual, and Fred Geraci, as joint tenants, (“Grantors”), do hereby GRANT, BARGAIN, SELL, and CONVEY to JEFF GERACI, an individual, and FRED GERACI, WANDA GERACI AND GARY JOSEPH GERACI, TRUSTEES OF THE FRED AND WANDA GERACI REVOCABLE TRUST DATED APRIL 14, 2023, AND ANY AMENDMENTS THERETO (“Grantees”), that certain real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.
Assessor’s Parcel No. 1319-30-611-005

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee’s heirs and assigns forever.

DATED this 15 day of August, 2023.

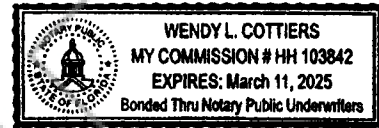

JEFF GERACI

State of FLORIDA)
): ss.
County of BROWARD)


This instrument was acknowledged before me on AUGUST 15, 2023 by
JEFF GERACI.

WITNESS my hand and official seal.


NOTARY PUBLIC



DATED this 15 day of August, 2023.


FRED GERACI

State of FLORIDA)
): ss.
County of PALM BEACH)

This instrument was acknowledged before me on AUGUST 15, 2023 by
FRED GERACI.

WITNESS my hand and official seal.


NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

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

Unit 5 of Lot 7 Condominiums as set forth on Sheet 6 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979 as Document no. 35555, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/8th interest in and to those areas designated as Common Areas as set forth on the map of Lot 7 Condominiums as set forth on Sheet 6 of the Third Amended Map of Tahoe Village Unit NO. 2, filed for record August 14, 1979 as Document No. 35555, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1319-30-611-005

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-611-005
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 _____

Verified Trust - js

3. Total Value/Sales Price of Property: \$ \$0.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: _____
Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 7
b. Explain Reason for Exemption: A transfer to or from individuals and a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100.0%

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 Agent for Grantors
RICHARD J. McGUFFIN, ESQ.

Signature [Signature] Capacity Agent for Grantees
RICHARD J. McGUFFIN, ESQ.

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jeff Geraci and Fred Geraci
Address: 4902 NW 119 Terrace
City: Coral Springs
State: FL Zip: 33076

BUYER (GRANTEE) INFORMATION (REQUIRED)

Jeff Geraci, an individual, and The Fred and Wanda Geraci Revocable Trust Dated April 14, 2023
Print Name: _____
Address: 4902 NW 119 Terrace
City: Coral Springs
State: FL Zip: 33076

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
Print Name: Richard J. McGuffin, Esq., Alling & Jillson, Ltd. Escrow # _____
Address: Post Office Box 3390
City: Lake Tahoe State: Nevada Zip: 89449

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