

Recording Requested By
PAUL C. KOZLOW



SHAWNYNE GARREN, RECORDER

E09

When recorded mail to:
PAUL C. KOZLOW
Attorney at Law
7540 Shoreline Dr., Ste. G
Stockton, CA 95219

Mail Tax Statements to:
Michael Lamond, trustee
3920 Glen Abby Circle
Stockton, CA 95219

GRANT DEED


FOR NO CONSIDERATION, MARIANI PROPERTIES, L. P., a California limited partnership as to an undivided one-third (1/3) interest, CANEPA'S CAR WASH, a California corporation, as to an undivided one third (1/3) interest, and MICHAEL LAMOND, successor trustee of the LAMOND FAMILY TRUST, dated June 1, 2004, as to an undivided one third (1/3) interest, hereby grant to: PW 132, a California limited liability company, the following described real property in the County of Douglas, State of Nevada described as:

See Exhibit "A" attached hereto and made a part hereof

Commonly known as 600 Highway 50, Unit 132, Zephyr Cove, Nevada
APN: 13198-15-111-084


November 30
DATED: ~~October~~ __, 2022

MARIANI PROPERTIES, L.P., a California limited partnership


By 
DAVID PAUL MARIANI, as trustee of the Testamentary Trust created under the will of PAUL LOUIS MARIANI, general partner

CANEPA'S CAR WASH, a California corporation

By 
PAUL JOHN CANEPA, president

By 
RENEE COHEN, secretary

LAMOND FAMILY TRUST, dated June 1, 2004

By 
MICHAEL LAMOND, successor trustee

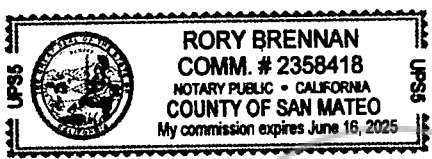
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SAN JOAQUIN)

FB On ~~October~~ **NOV. 14**, 2022, before me, **RORY BRENNAN**, a Notary Public in and for said State, personally appeared DAVID PAUL MARIANI, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Rory Brennan
Notary Public

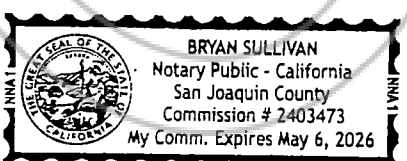
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SAN JOAQUIN)

On ~~October~~ **November 30th**, 2022, before me, **Bryan Sullivan**, a Notary Public in and for said State, personally appeared PAUL JOHN CANEPA and RENEE COHEN who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledge to me that they executed same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Bryan Sullivan
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF SAN JOAQUIN)

On December 2, 2022, before me, TERRI L. TUTT, a Notary Public in and for said State, personally appeared MICHAEL LAMOND, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public

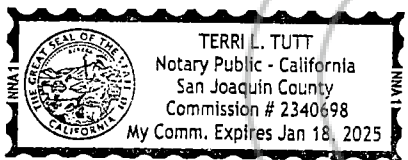


EXHIBIT "A"

All of the land described herein situated in the County of Douglas, State of Nevada and more particularly described as:

PARCEL NO. 1:

Lot 132, as shown on the official plat of PINEWILD UNIT NO. 2, A condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 3, 1973, as Document No. 69660.

PARCEL NO. 2:

The exclusive right to use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Block 377, at Pages 417 through 421, of the real property described in the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, A Condominium project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4:

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility service, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, of Pinewild, more particularly described in the description of Parcel 3, above.

Together with the tenements, hereditaments and appurtenance, including easements and water rights, any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 13198-15-111-084
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Of Abmt OK - Q</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: (_____)
 Real Property Transfer Tax Due \$ -0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 9.
- b. Explain Reason for Exemption: each transferor holds a 1/3 interest in the property and each entity holds 1/3 membership interest in the LLC

5. Partial Interest: Percentage being transferred: 100 % which is the transfere

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 Renee Cohen secretary of Canepa's Car Wash, Inc.
 Capacity _____

Signature Renee Cohen secretary of Canepa's Car Wash, Inc. which holds a 1/3 membership interest
 Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Renee Cohen
 Address: 6230 Pacific Avenue
 City: Stockton
 State: CA Zip: 95207

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Renee Cohen
 Address: 6230 Pacific Avenue
 City: Stockton
 State: CA Zip: 95207

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

Print Name: Paul C. Kozlow Escrow #: n/a
 Address: 7540 Shoreline Drive, Ste G
 City: Stockton State: CA Zip: 95219