

A.P.N.: 1219-22-001-062  
File No: 143-2663906 (et)  
R.P.T.T.: \$1,657.50

When Recorded Mail To: Mail Tax Statements To:  
Cannata Family Trust  
2234 E. Colorado Blvd  
Pasadena , CA 91107

***GRANT, BARGAIN and SALE DEED***

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

Brigitte B. Mueller, Trustee of the Mueller Family Trust dated Nov 1, 2017

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

Michael R. Cannata and Jane J. Cannata, Trustees of the Cannata Family Trust

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

**PARCEL 1:**

**LOT 609, AS SET FORTH ON THAT FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT 2014-6 JOB'S PEAK RANCH UNIT 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 6, 2009, IN BOOK 309, AT PAGE 1336, AS DOCUMENT NO. 739115, OFFICIAL RECORDS. AND AMENDED ON THAT AMENDED PLAT OF A PORTION OF JOB'S PEAK RANCH UNIT 6, AMENDING LOTS A, B, 601, 602, 611 THROUGH 617 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JANUARY 27, 2011 IN BOOK 111, PAGE 5836, AS DOCUMENT NO. 777626, OFFICIAL RECORDS.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR USE, ACCESS TO AND ENJOYMENT OF THE COMMON ELEMENT PURSUANT TO DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", RECORDED MAY 22, 1997, IN BOOK 597, PAGE 3892, AS DOCUMENT NO, 413179, RE-RECORDED DECEMBER 3, 1997, IN BOOK 1297, PAGE 783, AS DOCUMENT NO. 427651 AND RE-RECORDED FEBRUARY 14, 2000, IN BOOK 200, PAGE 2204, AS DOCUMENT NO. 486266, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

*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.

COPY

Brigitte B. Mueller, Trustee of the Mueller Family  
Trust dated Nov 1, 2017

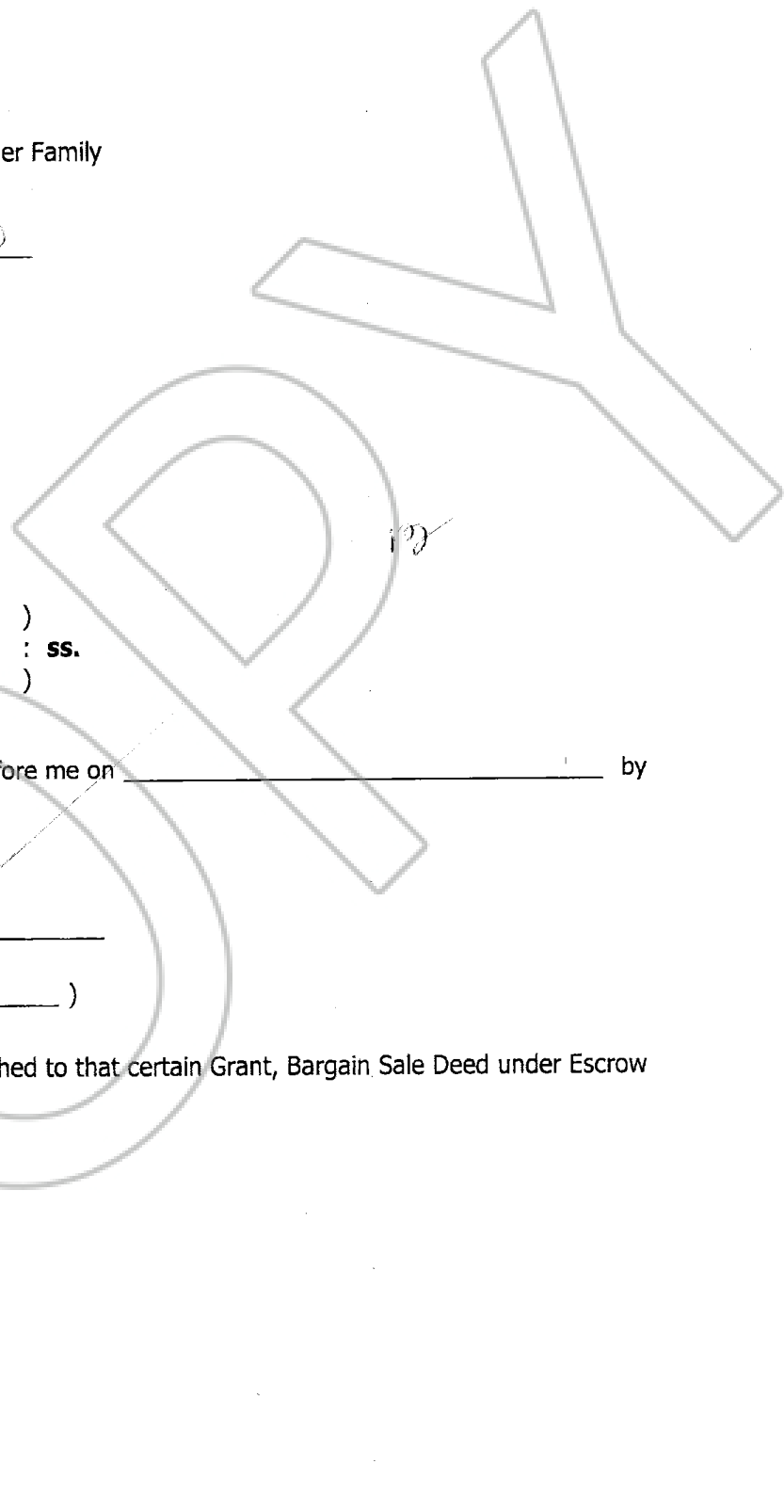
  
\_\_\_\_\_  
Brigitte B. Mueller, Trustee

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Brigitte B. Mueller, Trustee.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2663906.



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 )SS

COUNTY OF Sacramento )

On 5/16/23 before me, P. Giacomini, Notary Public, personally appeared

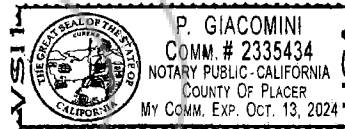
Bryette B Mueller

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature P. Giacomini



This area for official notarial seal.

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

\_\_\_\_\_  
Name of Person or Entity

\_\_\_\_\_  
Name of Person or Entity

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: \_\_\_\_\_

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1219-22-001-062  
 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: \$425,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$425,000.00  
 d) Real Property Transfer Tax Due \$1,657.50

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: The Mueller Family Trust  
 Address: 848 Brown Drive  
 City: El Dorado Hills  
 State: CA    Zip: 95762

Print Name: Cannata Family Trust  
 Address: 2234 E. Colorado Blvd  
 City: Pasadena  
 State: CA    Zip: 91107

**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: 143-2663906 et/ et  
 State: NV    Zip: 89423

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