

DOUGLAS COUNTY, NV **2023-998466**
RPTT:\$7215.00 Rec:\$40.00
\$7,255.00 Pgs=3 **07/13/2023 10:09 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-34-001-005
R.P.T.T.	\$7,215.00
File No.:	2050271 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Renato Garofani	
3303 Oak Knoll Drive	
Redwood City, CA 94062	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert Carl Malkmus, Trustee of The 2004 Malkmus Revocable Trust, dated April 7, 2004** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Renato Garofani, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Together with and including any and all water rights appurtenant to the property described herein above (old APN 23-260-28, and current APN 1320-34-001-005, in Douglas County, Nevada), including but not limited to the proportionate share of the following Carson River Decreed water rights as determined in the action entitled *The United States of America vs. Alpine Land & Reservoir Company*, in the United States District Court in and for the District of Nevada, Case No. D-183 BRT, also known as the Alpine Decree, and more particularly described as follows:

East Fork Carson River Claim 80 appurtenant to 6.30 acres of land
East Fork Carson River Claim 87 appurtenant to 2.81 acres of land
East Fork Carson River Claim 88 appurtenant to 0.90 acres of land

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: June 28, 2023

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

The 2004 Malkmus Revocable Trust

By: Robert Carl Malkmus
Robert Carl Malkmus, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 28th day of June, 2023
By: Robert Carl Malkmus, Trustee of The 2004 Malkmus Revocable Trust, dated April 7, 2004

Signature: M. BOWLEN
Notary Public

My Commission Expires: 11/13/24

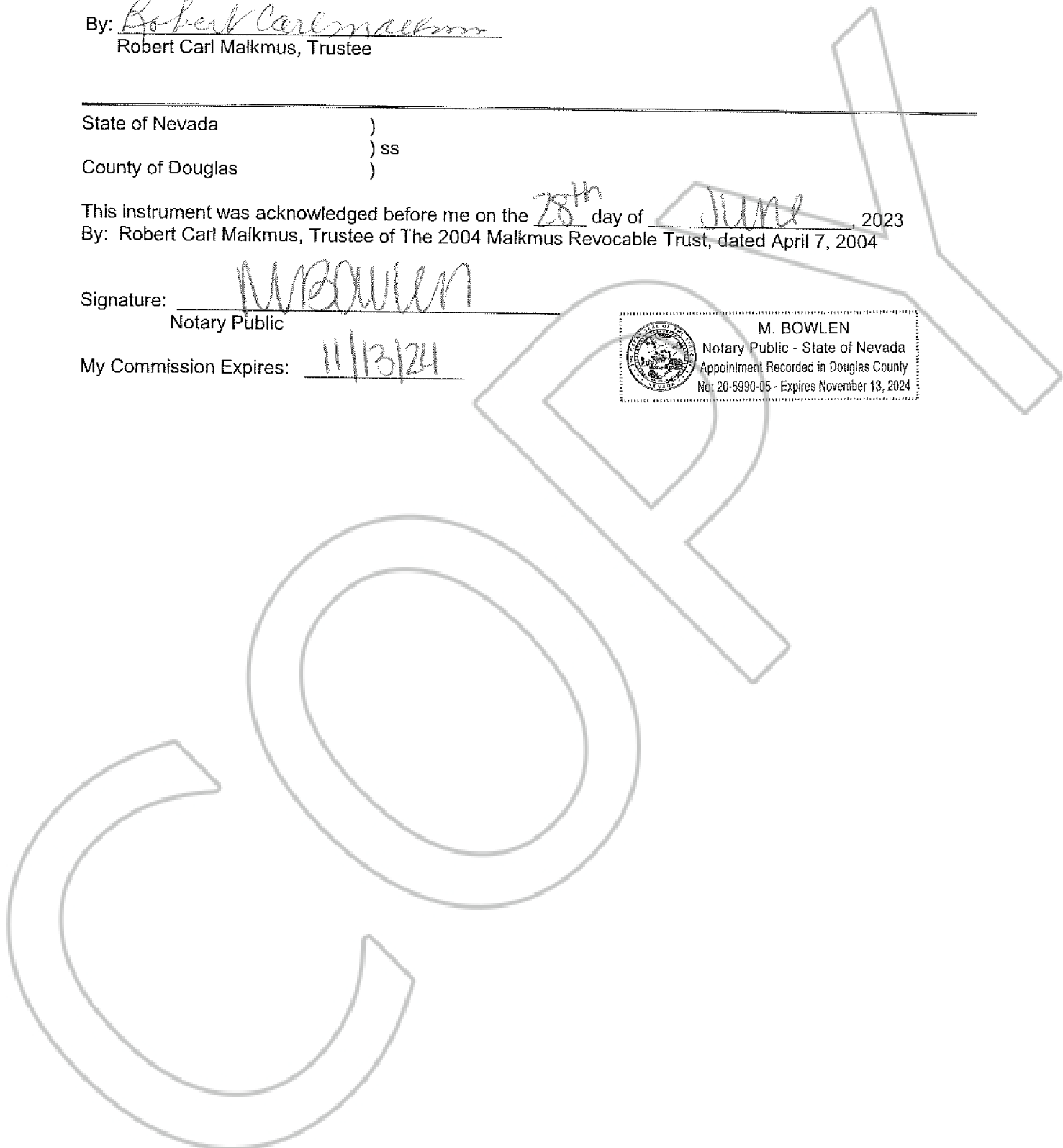
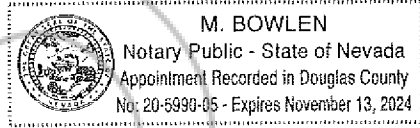


EXHIBIT "A" LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:
The land referred to herein is situated in the State of Nevada, County of, described as follows:

Parcel 1:

A parcel of land situated in and being a portion of Section 34, in Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Parcel C-4 as set on that certain Parcel Map for JOHN CHRISTL and JOANIE CHRISTL, recorded May 10, 1982 in Book 582 of Official Records at Page 1117, Douglas County, Nevada as Document No.67937.

EXCEPTING therefrom a non-exclusive easement for road and incidental purposes over and across the Westerly and Easterly 30 feet of said land.

Said land being a portion of Parcel 3-C, as set forth on that certain LAND DIVISION MAP OF LOT 3 of JOHN B. ANDERSON NO. 1 L.D.M. (Parcel 2) for G.P. TRUCKING, filed in the office of the County Recorder of Douglas County, Nevada on March 25, 1981, as Document No.54709. Parcel 2:

A non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utility easement as set forth on that certain LAND DIVISION MAP of Lot 3 of JOHN B. ANDERSON No. 1 L.D.M. (Parcel 2) for G.P. TRUCKING as filed in the office of the County Recorder of Douglas County, Nevada, on March 25, 1981, as Document No.54709.

EXCEPT THEREFROM all those certain non-exclusive easements traversing the hereinabove described parcel of land.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-001-005
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,850,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,850,000.00
 d. Real Property Transfer Tax Due \$ 7,215.00

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 *MBauer* Capacity _____ Escrow Officer _____
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Robert Carl Malkmus, Trustee of The
2004 Malkmus Revocable Trust, dated
April 7, 2004
 Address: 1319 Toler Lane
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Renato Garofani
 Address: 3303 Oak Knoll Drive
 City: Redwood City
 State: CA Zip: 94062

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2050271 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410