

A.P.N.: 1319-19-802-004  
File No: 123-2669412 (VD)  
R.P.T.T.: \$4,290<sup>00</sup>

DOUGLAS COUNTY, NV  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=7 01/31/2024 01:30 PM  
FIRST AMERICAN TITLE IV  
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
JRG Investments LLC  
Post Office Box 5355  
Stateline, NV 89449

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

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

David V. Brigantino and Dixie Brigantino, Trustees of the D&D Brigantino Family Trust, dated September 25, 1996 and Christopher A. Brigantino and Julie P. Brigantino, Trustees of the C. & J. Brigantino Family Trust, dated December 30, 2009 and Brigantino Family Farms, Limited Partnership, a California limited partnership

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

JRG Investments LLC, a Nevada limited liability company

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

**ALL THAT PORTION OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. &M.; AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE RECORD OF SURVEY FOR ELORAC, INC., DOCUMENT NO. 223262, AS APN 11-232-44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID APN 11-232-44, THE POINT OF BEGINNING;  
THENCE NORTH 67°33'58" EAST, 201.52 FEET;  
THENCE NORTH 22°26'02" WEST 1.60 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, DELTA OF 49°19'57" AND AN ARC LENGTH OF 318.58 FEET;  
THENCE SOUTH 63°17'43" WEST 252.38 FEET;  
THENCE NORTH 32°13'42" WEST 49.00 FEET;  
THENCE SOUTH 50°08'00" WEST 101.65 FEET;  
THENCE SOUTH 43°28'18" WEST 83.96 FEET;  
THENCE NORTH 53°50'55" WEST 3.20 FEET;  
THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, DELTA OF 20°12'18" AND AN ARC LENGTH OF 77.58 FEET;  
THENCE NORTH 33°38'38" WEST, 91.73 FEET TO THE POINT OF BEGINNING.**

**REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT**

**FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 17, 1990 IN BOOK 590, PAGE 2586, AS DOCUMENT NO. 226195.**

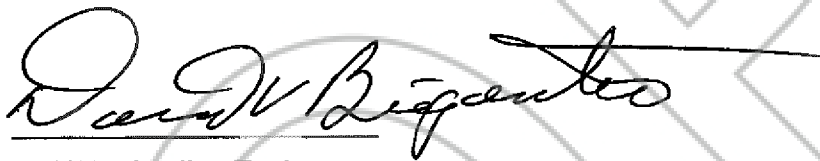
**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 01, 1999 IN BOOK 399, PAGE 145 AS DOCUMENT NO. 462217.**

*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.

David V. Brigantino and Dixie Brigantino,  
Trustees of the D&D Brigantino Family Trust



A handwritten signature in black ink, appearing to read "David V. Brigantino", written over a horizontal line.

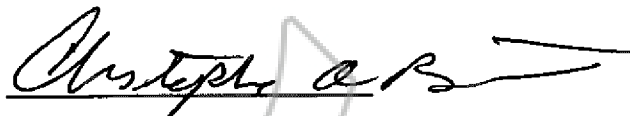
David V. Brigantino, Trustee



A handwritten signature in black ink, appearing to read "Dixie Brigantino", written over a horizontal line.

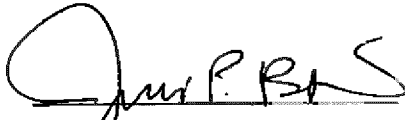
Dixie Brigantino, Trustee

Christopher A. Brigantino and Julie P.  
Brigantino, Trustees of the C. & J. Brigantino  
Family Trust



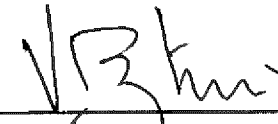
A handwritten signature in black ink, appearing to read "Christopher A. Brigantino", written over a horizontal line.


Christopher A. Brigantino, Trustee

  
Julie P. Brigantino, Trustee

Brigantino Family Farms, Limited Partnership, a  
California limited partnership

By: Vincent Brigantino and Denise  
Brigantino, Trustees of the V&D Brigantino Trust  
dated November 9, 1999

By:   
Name: Vincent Brigantino  
Title: Trustee

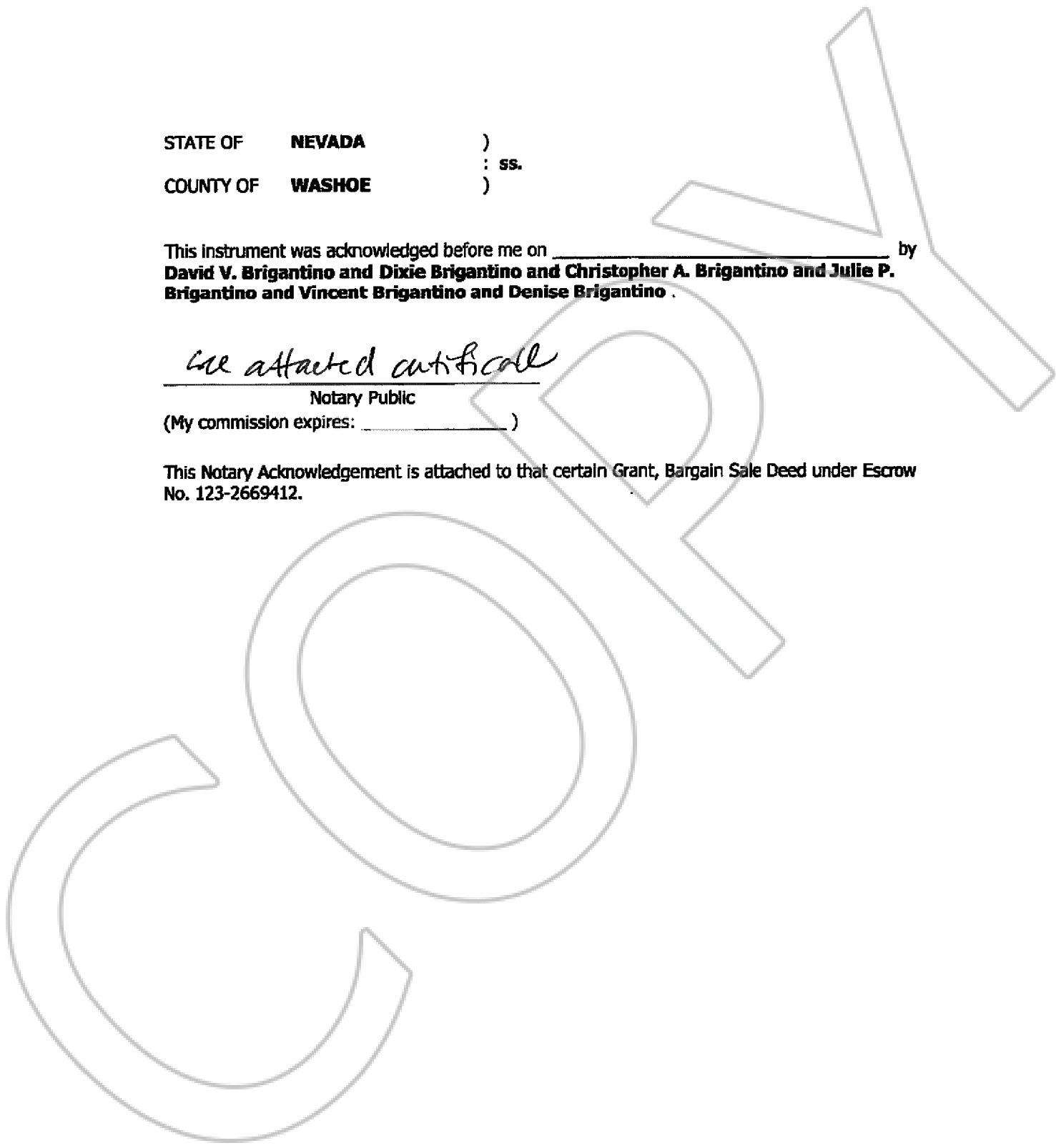
By:   
Name: Denise Brigantino  
Title: Trustee

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**David V. Brigantino and Dixie Brigantino and Christopher A. Brigantino and Julie P. Brigantino and Vincent Brigantino and Denise Brigantino .**

*see attached certificate*  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 123-2669412.



# ACKNOWLEDGMENT

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 Benito

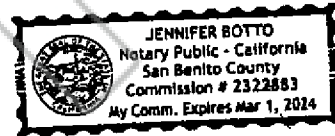
On 01/15/2024 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Vincent R. Brigantio, Dandy V. Brigantio, Dina A. Brigantio  
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  (Seal)



# ACKNOWLEDGMENT

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.

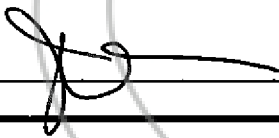
State of California  
County of San Benito

On 01/15/2024 before me, Jennifer Botto, Notary Public  
(insert name and title of the officer)

personally appeared Julie P. Brigantino, Christopher A. Brigantino, Daise A. Brigantino,  
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  (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-19-802-004  
 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: \$1,100,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,100,000.00  
 d) Real Property Transfer Tax Due \$4,290.00

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: [Signature]

Capacity: Trustee/Grantor

Signature: [Signature]

Capacity: Trustee/Grantor

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

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

David V. Brigantino and Dixie  
 Brigantino, Trustees of the D&D  
 Brigantino Family and Christopher  
 A. Brigantino and Julie P.  
 Brigantino, trustees of the C&J  
 Brigantino and Brigantino Family

Print Name: Farms, Limited Partnership

Print Name: JRG Investments LLC

Address: PO BOX 9

Address: Post Office Box 5355

City: Hollister, CA

City: Stateline

State: CA Zip: 95024

State: NV Zip: 89449

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

First American Title Insurance

File Number: 123-2669412 VD/ VD

Print Name: Company

Address: 940 Southwood Blvd, Suite 203

State: NV Zip: 89451

City: Incline Village

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

[Signature] trustee  
[Signature] trustee

[Signature] General Partner  
[Signature] General Partner