

RECORDING REQUESTED BY

Frank C. Dutra
16205 Vineyard Bl,
Morgan Hill, CA 95037

**AND WHEN RECORDED RETURN TO GRANTEE
AND TO GRANTEE'S ADDRESS:**

East Valley, LLC
16205 Vineyard Bl,
Morgan Hill, CA 95037

R.P.T.T. \$Exempt 9
APN: 1320-04-001-081

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Frank C. Dutra,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sale and Convey to

East Valley, LLC

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

Legal Description: **SEE EXHIBIT A**

Commonly known as: 2566 BUSINESS PKWY, MINDEN, NV 89423

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: February 13, 2024

GRANTOR:

Frank Dutra
Frank Dutra

STATE OF California)
COUNTY OF Santa Clara) ss

This instrument was acknowledged before me on 2/13, 2024 by Frank Dutra

Signature Melissa McDonald
Notary Public

My Commission Expires: 5.14.2024

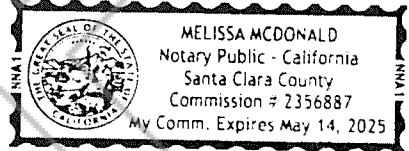


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

LOT 2 IN BLOCK C, OFFICIAL RECORDS, AS SHOWN ON THE OFFICIAL MAP OF CARSON VALLEY BUSINESS PARK PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 21, 1993, IN BOOK 993, AT PAGE 3579, AS FILE NO. 318019, OFFICIAL RECORDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL 2A AS SHOWN ON OF RECORD OF SURVEY FOR CARSON VALLEY BUSINESS PARK (A COMMERCIAL SUBDIVISION), FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOIGLAS COUNTY, STATE OF NEVADA ON MAY 20,2005, IN BOOK 0505, PAGE 9310, AS DOCUMENT NO. 644905.

APN: 1320-04-001-081

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-04-001-081
 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: <u>Op Agmt ok - js</u> | |

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner

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: Grantor
 Signature [Signature] Capacity: Grantee/Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frank C. Dutra
 Address: 16205 Vineyard Bl,
 City: Morgan Hill
 State: CA Zip: 95037

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frank C. Dutra, Manager
 Address: 14141 Hidden Springs Lane
 City: Morgan Hill
 State: CA Zip: 95037

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

Print Name: Gilbertson Law Office
 Address: 1096 Cryolite Place
 City: Castle Rock

Escrow # _____
 State: CO Zip: 80108