

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

MOBO LAW, LLP

Attn: Jennifer M. Schaller, Esq.
10280 Donner Pass Road
Truckee, California 96161

MAIL TAX STATEMENTS TO:

John V. Fragola, Trustee
Post Office Box 10172
Zephyr Cove, Nevada 89448

APN: 1318-22-002-025

132 Kahle Drive, Apartments M & N, Stateline, NV 89448

GRANT, BARGAIN AND SALE DEED

The undersigned grantor claims: Documentary transfer tax is \$0.00. No consideration given - change in formal title only. See NOTE 1, below.

FOR NO CONSIDERATION, John V. Fragola, an unmarried man ("Grantor"),

Hereby GRANTS to John V. Fragola, Trustee of the John Fragola Trust dated March 20, 2024 ("Grantee"), the following described real property situated in the County of Douglas, State of Nevada:

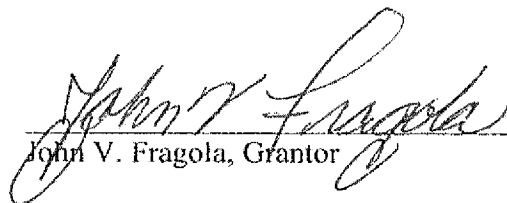
LOT 7, AS SHOWN ON THE MAP OF STANFORD SQUARE, RECORDED SEPTEMBER 9, 1980, IN BOOK 980 OF OFFICIAL RECORDS, AT PAGE 575, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 48290.

TOGETHER WITH AN UNDIVIDED ONE-EIGHTH (1/8TH) INTEREST IN THE COMMON AREA (ALL THAT LAND LYING OUTSIDE THE INDIVIDUAL SITES) AS SHOWN ON SAID MAP.

Commonly known as 132 Kahle Drive, Apartments M and N, Stateline, Nevada 89449; APN: 1318-22-002-025.

NOTE 1: This conveyance is a transfer of title to or from a trust without consideration and a certificate of trust is presented at the time of transfer, and this conveyance is therefore exempt from documentary transfer tax pursuant to NRS 375.090 Section 7.

Dated: March 20, 2024



John V. Fragola, Grantor

**CERTIFICATE OF ACKNOWLEDGMENT
OF 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 Nevada)

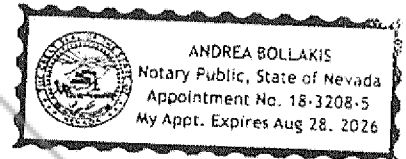
County of Douglas)

On March 20, 2024, before me, Andrea Bollakis, Notary Public, personally appeared John V. Fragola, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea Bollakis (Seal)
Andrea Bollakis, Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-22-002-025
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verified Trust - js</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: _____
A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100 %

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 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 *John V. Fragola* Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John V. Fragola
 Address: Post Office Box 10172
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John V. Fragola, Trustee
 Address: Post Office Box 10172
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: MOBO LAW, LLP Escrow # N/A
 Address: 10280 Donner Pass Road
 City: Truckee State: CA Zip: 96161