

A.P.N.: 1219-14-001-009
File No: 143-2674419 (et)
R.P.T.T.: \$11,115.00

When Recorded Mail To: Mail Tax Statements To:
The Curletto Family Trust
885 Bass Way
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Eric Maidlow and Jessica Maidlow, husband and wife as joint tenants with right of survivorship

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

Paul R. Curletto and Allison Dent Curletto, Trustees of The Curletto Family Trust UDT dated October 28, 2012

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

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF PARCEL NO. 2 AS SHOWN ON THE LAND DIVISION MAP FOR GERALD F. AND PAMELA F. J. WHITMIRE AS RECORDED IN BOOK 1286 ON PAGE 552 AS DOCUMENT NO. 146147 AND ALSO AS SHOWN AS THE NORTHWEST CORNER OF PARCEL J AS SHOWN IN THE RECORD OF SURVEY FOR "RUN AROUND RANCH" AND RECORDED IN BOOK 373 ON PAGE 133 AS DOCUMENT NO. 64581, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE;
THENCE ALONG THE COMMON BOUNDARY OF THE SAID TWO RECORDED MAPS SOUTH 00°00'34" WEST, 805.22 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 42°31'00" EAST 178.75 FEET;
THENCE SOUTH 27°26'00" EAST 251.49 FEET;
THENCE NORTH 28°02'20" EAST, 236.69 FEET;
THENCE SOUTH 88°40'00" EAST 767.39 FEET;
THENCE NORTH 11°30'00" WEST, 986.79 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN IN THE SAID RECORD OF SURVEY FOR "RUN AROUND RANCH";
THENCE SOUTH 89°52'00" EAST, 315.96 FEET;
THENCE SOUTH 11°37'30" EAST 1,281.09 FEET;**

THENCE SOUTH 09°55'55" EAST 1,376.83 FEET;
THENCE NORTH 89°52'46" WEST, 405.00 FEET;
THENCE NORTH 05°06'52" WEST, 1,097.89 FEET;
THENCE SOUTH 57°12'27" WEST, 1,460.00 TO THE COMMON BOUNDARY OF THE SAID TWO RECORDED MAPS;
THENCE NORTH 00°00'34" EAST, 1,505.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED AS ADJUSTED PARCEL H IN A BOUNDARY LINE ADJUSTMENT DEED RECORDED NOVEMBER 9, 1987 IN BOOK 1187 OF OFFICIAL RECORDS AT PAGE 1126, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 166044, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL NO. 2 AS SHOWN ON THE LAND DIVISION MAP FOR GERALD F. AND PAMELA F. J. WHITMIRE AS RECORDED IN BOOK 1286 ON PAGE 552 AS DOCUMENT NO. 146147 AND ALSO AS SHOWN AS THE NORTHWEST CORNER OF PARCEL J AS SHOWN IN THE RECORD OF SURVEY FOR "RUN AROUND RANCH" AND RECORDED IN BOOK 373 ON PAGE 133 AS DOCUMENT NO. 64581, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE;
THENCE ALONG THE COMMON BOUNDARY OF THE SAID TWO RECORDED MAPS SOUTH 00°00'34" WEST, 805.22 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 42°31'00" EAST 178.75 FEET;
THENCE SOUTH 27°26'00" EAST 251.49 FEET;
THENCE NORTH 28°02'20" EAST, 236.69 FEET;
THENCE SOUTH 88°40'00" EAST 767.39 FEET;
THENCE NORTH 11°30'00" WEST, 986.79 FEET TO THE NORTHEAST CORNER OF PARCEL 1 AS SHOWN IN THE SAID RECORD OF SURVEY FOR "RUN AROUND RANCH";
THENCE SOUTH 89°52'00" EAST, 315.96 FEET;
THENCE SOUTH 11°37'30" EAST 1,281.09 FEET;
THENCE SOUTH 09°55'55" EAST 90.03 FEET;
THENCE SOUTH 78°30'00" WEST, 309.80 FEET;
THENCE SOUTH 11°30'00" EAST, 113.65 FEET;
THENCE SOUTH 57°12'27" WEST 1460.00 FEET TO THE COMMON BOUNDARY OF THE SAID TWO RECORDED MAPS;
THENCE NORTH 00°00'34" EAST, 1,505.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO DEPICTED AS PARCEL C ON THE RECORD OF SURVEY FOR "RUN AROUND RANCH" FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MARCH 7, 1973, IN BOOK 373, AT PAGE 133 AS FILE NO. 64581.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 05, 2020 AS INSTRUMENT NO. 2020-947216 OF OFFICIAL RECORDS.

PARCEL 2:

SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND ALSO SUBJECT TO AND TOGETHER WITH A ROAD EASEMENTS, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR THE "RUN AROUND RANCH", AS RECORDED IN DOUGLAS COUNTY, NEVADA, ON THE 7TH DAY OF MARCH 1973, IN BOOK 373, AT PAGE 133, AS DOCUMENT NO. 64581.

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.

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1219-14-001-009
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: \$2,850,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$2,850,000.00
d) Real Property Transfer Tax Due \$11,115.00

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

Print Name: Eric Maidlow and Jessica Maidlow
Address: PO BOX 2961
City: GARDNERVILLE
State: NV Zip: 89410

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

Print Name: The Curletto Family Trust
Address: 885 Bass Way
City: Gardnerville
State: NV Zip: 89410

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: 143-2674419 et/ et
State: NV Zip: 89423

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