

**When Recorded Mail To:**  
Sierra Edge Properties LLC  
1362 US HWY 395 N STE 102  
Gardnerville, NV 89410



00184530202410106880030035

SHAWNYNE GARREN, RECORDER

E07

**Mail Tax Statements To:**  
Same as above

*The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)*

**APN: 1321-00-002-016**

**Grant, Bargain, Sale Deed**

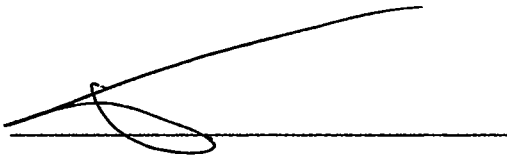
Please record that **Mario Vincent Tenaglia, Trustee of the Mario Tenaglia Living Trust dated May 19, 2021 and any amendments thereto** do/does hereby Grant, Bargain, Sell and Convey to **Sierra Edge Properties LLC** all that real property and rights situated in the County of Douglas, State of Nevada, described as follows:

APN: 1321-00-002-016  
Township 13 North, Range 21 East, M.D.B. & M.  
Section 36: Northeast 1/4 of the Northeast 1/4

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

Signature and notary acknowledgement on page two

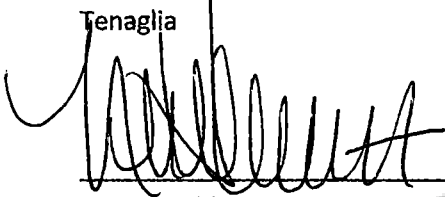
Mario Vincent Tenaglia, Trustee of the Mario Tenaglia Living Trust dated May 19, 2021 and any amendments thereto



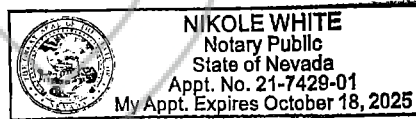
Mario Tenaglia

State of Nevada  
County of Douglas

This instrument was acknowledged before me on, August 2, 2024 by Mario Tenaglia



Notary Public



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1321-00-002-016  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</u>	

3. Total Value/Sales Price of Property: \$55,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$55,000.00  
 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: Mario Tenaglia owns 100% of the corporate entity Sierra Edge Properties LLC Transfer from trust w/o consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Mario Vincent Tenaglia, Trustee of the Mario Tenaglia Living

Print Name: Trust dated May 19, 2021 and any amendments thereto  
 Address: 1362 US HWY 395 N Suite 102 #304  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Sierra Edge Properties LLC  
 Address: 1362 US HWY 395 N Suite 102 #304  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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