


Assessor's Parcel No.: 1320-34-001-030

Recordation Requested by and return Deed and mail future property tax statements to:

Kimberly Pesenti
Diana Pesenti
Christopher Pesenti
c/o Steve J. Hopper
1005 Terminal Way, Suite 100
Reno, Nevada 89502

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

Without consideration, The Courtland Group, Inc., a Nevada corporation, as Trustee of The Pesenti Personal Residence Trust, dated August 29, 2012, hereinafter referred to as the "Grantor," hereby grants, bargains and sells an undivided one-third (1/3) interest in all of the Grantor's right, title, and interest in the Real Property described below to each of: (i) Kimberly Pesenti, a married woman, as her sole and separate property, (ii) Diana Pesenti, an unmarried woman, as her sole and separate property, and (iii) Christopher Pesenti, an unmarried man, as his sole and separate property, as tenants in common, hereinafter collectively referred to as the "Grantees." The real property being conveyed by the Grantor to the Grantees under this Grant, Bargain and Sale Deed is all that property situated in Douglas County, Nevada, commonly referred to as 1583 Orchard Road, Gardnerville, Nevada, the legal description of which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Property").

THE REAL PROPERTY IS CONVEYED subject to the following liens and encumbrances:

A. The lien or liens for non-delinquent general and special state, county, and municipal taxes and assessments for the fiscal year July 1, 2024, through June 30, 2025, including the lien of non-delinquent supplemental property taxes.

Exhibit "A"
(Description of Real Property)

The real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1, PER THE PARCEL MAP FOR JENSEN FILED FOR RECORD JANUARY 28, 1999, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 459736;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89°24'19" EAST, 1,029.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ADJUSTED PARCEL 2, PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998, IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361;

THENCE ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL 2, THE FOLLOWING COURSES:

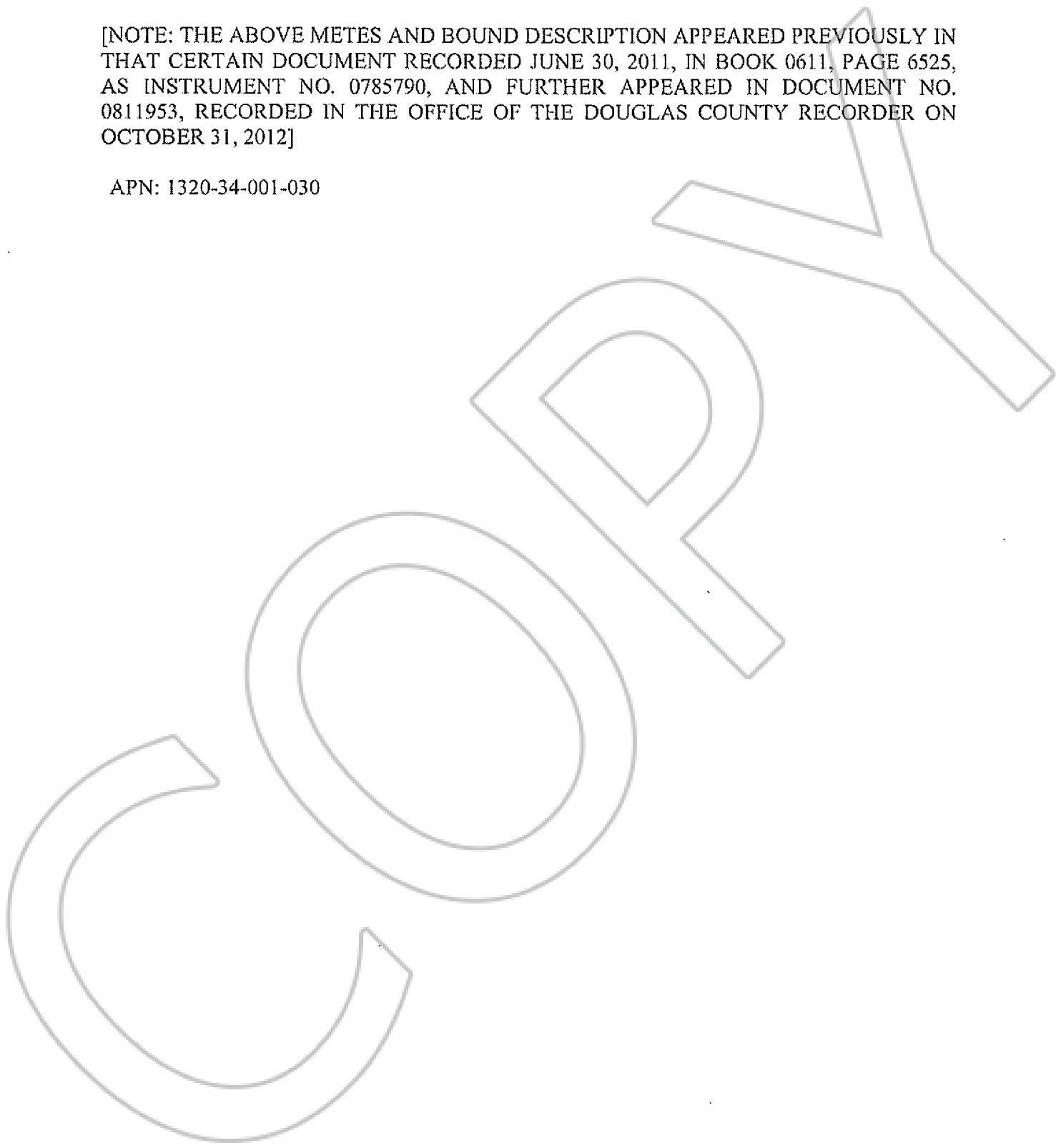
SOUTH 89°24'19" EAST, 1,009.57 FEET;
SOUTH 03°54'02" WEST, 144.64 FEET;
SOUTH 02°25'26" WEST, 189.17 FEET;
SOUTH 09°02'22" WEST, 44.55 FEET;
SOUTH 11°22'38" EAST, 72.73 FEET;

THENCE LEAVING SAID BOUNDARY OF ADJUSTED PARCEL 2, SOUTH 78°37'22" WEST, 106.79 FEET;
THENCE NORTH 84°18'57" WEST, 457.13 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, CENTRAL ANGLE OF 05°05'22" AND ARC LENGTH OF 164.33 FEET;
THENCE NORTH 89°24'19" WEST, 284.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°24'19" WEST, 1029.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 01°14'18" EAST, 423.02 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°24'19" WEST, THE SOUTHERLY LINE OF ADJUSTED PARCELS 1 & 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361.

[NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 30, 2011, IN BOOK 0611, PAGE 6525, AS INSTRUMENT NO. 0785790, AND FURTHER APPEARED IN DOCUMENT NO. 0811953, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 31, 2012]

APN: 1320-34-001-030



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-34-001-030
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" 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 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: 9/11/24 Trust Ok~A.B.

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 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: Without consideration, The Pesenti Personal Residence Trust (Grantor) is transferring the real property to the beneficiaries of the Trust

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: [Signature] Capacity: Attorney for Grantor
 Signature: [Signature] Capacity: Attorney for Grantees

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Pesenti Personal Residence Trust
 Address: by The Courtland Group Inc, as Trustee
 City: c/o Steve Hopper 1005 Terminal Way, Ste 100
 State: Reno, NV Zip: 89502

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kimberly Pesenti, Diana Pesenti, & Christopher Pesenti
 Address: c/o Steve J. Hopper
 City: 1005 Terminal Way, Suite 100, Reno
 State: NV Zip: 89502

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Maupin, Cox & LeGoy Escrow # _____
 Address: 4785 Caughlin Parkway
 City: Reno State: NV Zip: 89519