

138460

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Richard M. Aaron, Esq.  
ADDRESS DOWLING, MARGARIAN, PHILLIPS & AARON  
CITY & STATE 6051 N. Fresno St., #200  
ZIP Fresno, CA 93710

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

The undersigned declares that the documentary transfer tax is \$ -0- and is  
☐ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in  
☐ unincorporated area ☐ city of \_\_\_\_\_ and

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

DONALD F. SALADINO AND ANNA SALADINO, HIS WIFE, AS JOINT TENANTS,

hereby GRANT(S) to DONALD F. SALADINO and ANNA P. SALADINO, Co-Trustees of the DONALD F. AND ANNA P. SALADINO FAMILY TRUST under Declaration of Trust dated November 1, 1991,

the following described real property in the county of Eureka

, state of ~~California~~:  
Nevada

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Dated November 1, 1991

Donald F. Saladino  
DONALD F. SALADINO  
Anna Saladino  
ANNA SALADINO

STATE OF CALIFORNIA  
COUNTY OF Fresno

SS.

On this the 1st day of November, 1991, before me the undersigned, a

Notary Public in and for said County and State, personally appeared  
DONALD F. SALADINO AND  
ANNA SALADINO

\_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.

Donna L. Welker  
Signature of Notary

## FOR NOTARY SEAL OR STAMP



Assessor's Parcel No. 5-010-15

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE  
Mr. and Mrs. Donald F. Saladino, 633 West Celeste, Fresno, CA 93704

Name

Street Address

City & State

**EXHIBIT "A"**

Eighty (80) acres of farm land located in the County of Eureka, State of Nevada, described as follows:

The East 1/2 of the Northwest 1/4 of Section 3, Township 31 North, Range 48 East, M.D.B. & M., according to Government Survey.

Assessor's Parcel No. 5-010-15

BOOK 228 PAGE 147  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Dowling, Margaret, et al*

'91 NOV 12 P3:07

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE \$6.00

138460

BOOK 228 PAGE 148

## PRELIMINARY CHANGE OF OWNERSHIP REPORT

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

## THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: DONALD F. SALADINO AND ANNA SALADINO, HIS WIFE,  
AS JOINT TENANTS.  
BUYER/TRANSFEE: DONALD F. SALADINO and ANNA P. SALADINO, Co-Trustees  
of the DONALD F. AND ANNA P. SALADINO FAMILY TRUST  
under Decl. of Trust dated November 1, 1991  
ASSESSOR'S PARCEL NUMBER(S): 5-010-15

PROPERTY ADDRESS OR LOCATION: Eighty (80) acres of farm  
land in Eureka County,  
Nevada

MAIL TAX INFORMATION TO:  
Name: Mr. and Mrs. Donald F. Saladino  
Address: 633 West Celeste, Fresno, CA 93704

FOR RECORDER
Document No.
Date

Assessor's Use Only	
114	
113	
003	
115	
005	
004	
112	
By	008

This property which you acquired may be subject to a supplemental tax assessment in an amount to be determined by the Fresno County Assessor. For further information on your supplemental roll tax obligation, please call the Fresno County Assessor at 488-3582.

## PART I: TRANSFER INFORMATION

Please answer all questions.

- YES NO
- ☐ ☒ A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc.)
- ☐ ☒ B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? For example, a name change upon marriage)
- ☐ ☒ C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- ☐ ☒ D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g., cosigner)?
- ☐ ☒ E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- ☐ ☒ F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- ☐ ☒ G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- ☐ ☒ H. Is this transfer of property:
- ☒ ☐ 1. to a trust for the benefit of the grantor, or grantor's spouse?
- ☒ ☐ 2. to a trust revocable by the transferor?
- ☐ ☒ 3. to a trust from which the property reverts to the grantor within 12 years?
- ☐ ☒ I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- ☐ ☒ J. Is this a transfer from parents to children or from children to parents?
- ☐ ☒ K. Is this transaction to replace a principle residence located in Fresno County by a person 55 years of age or older?

If you checked yes to J or K, an applicable claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J or K, PLEASE SIGN AND DATE,  
OTHERWISE COMPLETE BALANCE OF FORM.

## PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date \_\_\_\_\_
- B. Type of transfer. Please check appropriate box.
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or Exchange ☐ Merger, Stock, or Partnership Acquisition
- ☐ Contract of Sale — Date of Contract \_\_\_\_\_
- ☐ Inheritance — Date of Death \_\_\_\_\_ ☐ Other: Please explain: \_\_\_\_\_
- ☐ Creation of a Lease; ☐ Assignment of a Lease; ☐ Termination of a Lease
- Date lease began \_\_\_\_\_
- Original term in years (including written options) \_\_\_\_\_
- Remaining term in years (including written options) \_\_\_\_\_
- C. Was only a partial interest in the property transferred? ☐ Yes ☐ No
- If yes, indicate the percentage transferred \_\_\_\_\_ %.

# PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

## PART III: PURCHASE PRICE & TERMS OF SALE

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ \_\_\_\_\_

B. FIRST DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pmnts./Mo = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_  
☐ FHA ☐ Fixed Rate ☐ New Loan  
☐ Conventional ☐ Variable Rate ☐ Assumed Existing Loan Balance  
☐ VA ☐ All inclusive D.T. (\$ \_\_\_\_\_ Wrapped) ☐ Bank or Savings & Loan  
☐ Cal-Vet ☐ Loan Carried by Seller ☐ Finance Company  
 Balloon Payment ☐ Yes ☐ No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

B. SECOND DEED OF TRUST @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pmnts./Mo = \$ \_\_\_\_\_ (Prin. & Int. only) Amount \$ \_\_\_\_\_  
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan  
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance  
 Balloon Payment ☐ Yes ☐ No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$ \_\_\_\_\_  
 Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pmnts./Mo = \$ \_\_\_\_\_ (Prin. & Int. only)  
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan  
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance  
 Balloon Payment ☐ Yes ☐ No Due Date \_\_\_\_\_ Amount \$ \_\_\_\_\_

E. IMPROVEMENT BOND ☐ YES ☐ NO Outstanding Balance: Amount \$ \_\_\_\_\_

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)  
 Total Items A through E \$ \_\_\_\_\_

G. PROPERTY PURCHASED: ☐ Through a broker. ☐ Direct from seller. ☐ Other (explain) \_\_\_\_\_  
 If purchased through a broker, provide broker's name and phone no.: \_\_\_\_\_  
 Please explain any special terms or financing and other information that would help the Assessor understand the purchase price and terms of sale.

## PART IV: PROPERTY INFORMATION

A. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE? ☐ Yes ☐ No  
 (Includes items such as furniture, appliances, business and farm equipment, and licensed mobilehomes; everything except land and permanent structures)  
 If yes, enter the value of the personal property included in the purchase price \$ \_\_\_\_\_ (Attach Itemized list of personal property)

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE: ☐ Yes ☐ No  
 If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 19\_\_\_\_  
 Month Day Month Day

C. TYPE OF PROPERTY TRANSFERRED:  
☐ Single-family residence ☐ Agricultural ☐ Timeshare  
☐ Multiple-family residence (no. of units: \_\_\_\_\_) ☐ Co-op/Own-your-own ☐ Unlicensed Mobilehome  
☐ Commercial/Industrial ☐ Condominium ☐ Unimproved lot  
☐ Other (Description: \_\_\_\_\_)

D. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☐ No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:  
☐ Lease/Rent ☐ Contract ☐ Mineral rights ☐ Other—explain: \_\_\_\_\_

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?  
☐ Good ☐ Average ☐ Fair ☐ Poor  
 Enter here, or on an attached sheet, any other information that would assist the Assessor in determining value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and behalf.

Signed \_\_\_\_\_ Date: \_\_\_\_\_  
 (New Owner/Legal Representative/Corporate Officer)  
 Please Print Name of New Owner/Legal Representative/Corporate Officer Richard M. Aaron, Attorney  
 Phone No. where you are available from 8:00 a.m. — 5:00 P.m. ( 209 ) 432-4500  
 (NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty (\$20). The additional fee shall not be charged if the document is accompanied by an affidavit that the transferee is not a resident of California.

## AFFIDAVIT OF NON-RESIDENT TRANSFEREE

The Transferee (buyer) named above is a resident of \_\_\_\_\_ and not a resident of the State of California.  
 State  
 Signed \_\_\_\_\_ Date: \_\_\_\_\_  
 (New Owner/Legal Representative/Corporate Officer)