

APN: 001-064-04  
R.P.T.T. \$-0-

*verified trust all*  
**DOC# 225147**  
11/12/2013 10:12AM

**RECORDING REQUESTED BY AND  
WHEN RECORDED, MAIL TO:**  
Anthony J. Tognoni  
838 Alena Way  
Spanish Springs, NV 89441

**Official Record**  
Requested By  
HOLLAND & HART LLP - RENO  
**Eureka County - NV**  
**Mike Rebaleati - Recorder**  
Page: 1 of 3 Fee: \$16.00  
Recorded By FS RPTT: \$0.00  
Book- 0557 Page- 0192

**MAIL TAX STATEMENT TO:**  
Anthony J. Tognoni  
838 Alena Way  
Spanish Springs, NV 89441



The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**  
**(Monroe Property)**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CARMEN M. FLANGAS and TONY TOGNONI, Successor Trustees of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002, do hereby GRANT, BARGAIN and SELL to ANTHONY J. TOGNONI, an unmarried man (whose address is: 838 Alena Way, Spanish Springs, NV 89441) all of their right, title and interest as Successor Trustees in and to the real property situate in the County of Eureka, State of Nevada, described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with the 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, HOWEVER, TO all covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against such property prior to this instrument, and all other matters of record or apparent.



DATED: this 6 day of November, 2013.

Carmen M. Flangas  
CARMEN M. FLANGAS, Successor  
Trustee of THE ANGELO TOGNONI AND  
EMILIA TOGNONI TRUST under trust  
agreement dated August 7, 2002, restated  
October 4, 2002

Anthony J. Tognoni  
ANTHONY J. TOGNONI, Successor  
Trustee of THE ANGELO TOGNONI AND  
EMILIA TOGNONI TRUST under trust  
agreement dated August 7, 2002, restated  
October 4, 2002

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

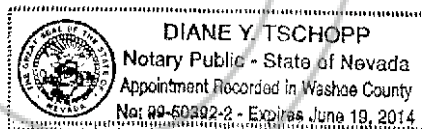
This instrument was acknowledged before me on November 6, 2013, by CARMEN M. FLANGAS, Successor Trustee of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002.



Diane Y. Tschopp  
Notary Public  
My Commission Expires: 6/19/2014

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on November 6, 2013, by ANTHONY J. TOGNONI, Successor Trustee of THE ANGELO TOGNONI AND EMILIA TOGNONI TRUST under trust agreement dated August 7, 2002, restated October 4, 2002.



Diane Y. Tschopp  
Notary Public  
My Commission Expires: 6/19/2014



EXHIBIT "A"  
LEGAL DESCRIPTION

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

All of Lots 1, 2, and 3 in Block 77; All of Lots 1, 2, 3, and 4 in Block 64;  
All Lots 4, 5, and 6 in Block 40; together with the tenements, building and  
improvements thereon, as well as the personal property reposing herein.  
All of said lots and property being more fully described and delineated in  
the official plat of the town of Eureka, on file in the office of the County  
Recorder of Eureka County, Nevada.



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**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC# DV-225147**  
11/12/2013 10:12AM

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Requested By  
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**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Page: 1 of 1 Fee: \$16.00  
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**1. Assessor Parcel Number (s)**

- a) 001-084-04
- 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 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        |                             |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Notes:	_____
	_____

**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: TRANSFER FROM A TRUST W/O CONSIDERATION

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 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 Grantor Tognoni Trust  
 Signature [Signature] Capacity Grantee Tony Tognoni

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Anthony &amp; Emilia Tognoni Trust</u>	Print Name: <u>Tony Tognoni</u>
Address: <u>838 Alena Way</u>	Address: <u>838 Alena Way</u>
City: <u>Spanish Springs</u>	City: <u>Spanish Springs</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>NV</u> Zip: <u>89448</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Alex Flangas, H&H, attorneys for Grantor and Grantee Escrow #. \_\_\_\_\_  
 Address: 5441 Kletzke Lane, 2nd Floor  
 City: Reno State: NV Zip: 89511