

EUREKA COUNTY, NV **2022-247708**
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=3 **01/13/2022 09:26 AM**
U.S. DEEDS
LISA HOEHNE, CLERK RECORDER E07

ASSESSOR'S PARCEL NO. 005-290-12

WHEN RECORDED MAIL TO:
ADAM D. BECKER, ESQ.
CALLISTER, BROBERG & BECKER
700 N. BRAND BOULEVARD, #560
GLENDALE, CA 91203

MAIL TAX NOTICES TO:
ROBERT J. DEBLASIS, TRUSTEE
183 KENWORTHY DRIVE
PASADENA, CA 91105

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROBERT J. DEBLASIS, Trustee, under the PIZZO FAMILY TRUST, also known as the DECLARATION OF TRUST, dated October 5, 1983 (herein, "Grantor"), whose address is 183 Kenworthy Drive, Pasadena, CA 91105, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to ROBERT J. DEBLASIS, Trustee, or any successors in trust, under THE ROBERT J. DE BLASIS TRUST dated May 21, 1997 and any amendments thereto (herein, "Grantee"), whose address is 183 Kenworthy Drive, Pasadena, CA 91105, **all of Grantor's undivided one-half (1/2) right, title and interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows:**

SEE EXHIBIT A ATTACHED HERETO.

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.

Dated this 16th day of Dec., 2021.

(Signature on following page.)

GRANTOR:

THE PIZZO FAMILY TRUST, also known as
the DECLARATION OF TRUST, dated
October 5, 1983

Robert J. Deblasis, Trustee
ROBERT J. DEBLASIS, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On Dec. 16th, ~~2020~~ ^{2021 CH}, before me, Cecilia McClintock, a Notary Public, personally appeared ROBERT J. DEBLASIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cecilia McClintock
Notary Public

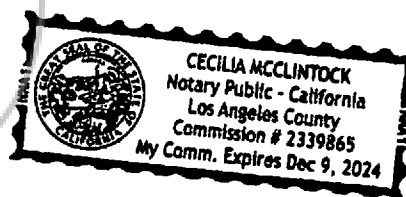


EXHIBIT A

The Southwest Quarter of the Southwest Quarter of Section 5, Township 30 North, Range 49, M. D. B. & M. as per Government Survey.

Reserving therefrom an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

Per NRS 111.312, this legal description was previously recorded in Book 339, Page 509, on February 12, 2001, in the office of the Recorder of Eureka County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)
 a) 005-290-12
 b) _____
 c) _____
 d) _____

6. 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

7. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

8. **If Exemption Claimed:**
 c. Transfer Tax Exemption per NRS 375.090, Section 7
 d. Explain Reason for Exemption: Transfer to Trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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] Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert J. De Blasis, Trustee,
 Address: 183 Kenworthy Drive Pizzo Family Trust
 City: Pasadena
 State: CA Zip: 91105

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert J. De Blasis Trustee, The
 Address: 183 Kenworthy Drive Robert J. De
 City: Pasadena Blasis Trust
 State: CA Zip: 91105

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 423 Lithia Pinecrest Road
 City: Brandon State: FL Zip: 33511

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Signature *Robert J. De Blasis* Capacity GRANTOR

Signature _____ Capacity _____

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(REQUIRED)

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 Address: 183 Kenworthy Dr. Pizzo Family Trust
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 State: CA Zip: 91105

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