

APN _____

APN 011-191-03

APN _____



Title of Document

Grant, Bargain, Sale Deed
Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Don Rita Rice Escrow Agent
Signature Title

Don-Rita Rice
Print

4-21-16
Date

Grantees address and mail tax statement:

Ernest J. Freggiaro
3981 Archery Way
Las Vegas, NV 89124

אימות חתימה

אני הח"מ עו"ד אהרון קורזן
נוטריון ב שמואל הנציב 28א' נתניה
מאשר כי ביום 7/4/16 ניצב (ה) לפני במשרדי:
מר (ת) ויינשטיין שושנה סוזן הידועים לי ידיעה אישית. שזהותם הוכחה לי על פי תעודת זהותו
זהותו (ה) // דרכונו (ה) מספר
שהוצא(ה) על ידי מחלקת המדינה ב ארה"ב ביום 25/10/2012 *
וחתם (ה) (ו) מרצונו (ה) (נס) החפשי על המסך שלעיל המצורף והמסומן באות / במספר א' (שמעבר לדף):
ולראיה הנני מאמת את חתימתו (ה) (ס) של מר (ת) (ה"ה)
בחתימת ידי ובחנותמי, היום 7/4/16
שכר בסך 192 ש"ח שולם כולל מע"מ

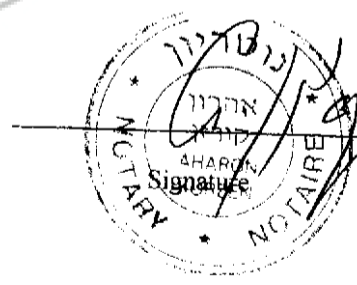
חתימה א-ק



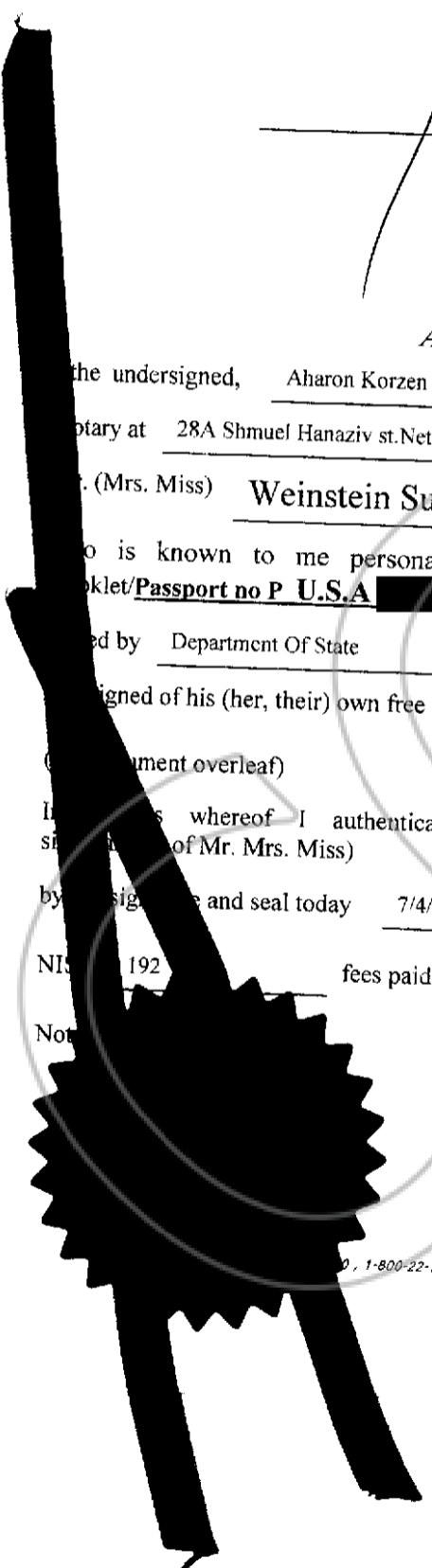
* ניצבו יותר מאדם אחד לפרשנותו של כל אחד לחוד בציון דרך והוכחת הזהות שנקטו לכיור. הערה: מחק את הטעון מחתימתו

AUTHENTICATION OF SIGNATURE

I, the undersigned, Aharon Korzen
Notary at 28A Shmuel Hanaziv st. Netanya, hereby certify that on 7/4/16 there appeared before me at my office:
(Mrs. Miss) Weinstein Susan Shoshana
who is known to me personally (whose identity was proved to me by Identity
Booklet/Passport no P U.S.A. [redacted])
issued by Department Of State at U.S.A on 25/10/2012 *)
Signed of his (her, their) own free will the above document (the attached document lettered (numbered) A'
(document overleaf)
In [redacted] whereof I authenticate the Weinstein Susan ShosAna
signature of Mr. Mrs. Miss)
by signing and seal today 7/4/16



NI 192 fees paid including v.a.t.
Not



שלמית כהן
SHULAMIT COHEN
10-04-2016
נתניה
NATANYA

שלמית כהן
SHULAMIT COHEN
10-04-2016
נתניה
NATANYA

APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

1. STATE OF ISRAEL

מדינת ישראל
מסמך ציבורי זה

This public document

2. Has been signed by

2. נחתם בידי

Advocate אהרון קורזן-אנרון Anaron Kotzen

עו"ד

3. Acting in capacity of Notary

עורך דין ונוטריון Advocate & Notary

3. המכהן בתור נוטריון.

4. Bears the seal/stamp of

4. נושא את החותם/החותמת

the above Notary

של הנוטריון הנ"ל

Certified

אושר

5. At the Magistrates Court of Netanya

5. בבית משפט השלום בנתניה

6. Date 10.04.2016

6. ביום

7. By an official appointed by

7. על ידי מי שמונה בידי שר

Minister of Justice under the

המשפטים לפי חוק הנוטריונים,

Notaries Law, 1976.

התשל"ו - 1976

8. Serial number 3053

8. מס' סידורי 3053

9. Seal/Stamp

9. החותם / החותמת

10. Signature [Signature]

10. חתימה [Signature]



שלמית כהן
SHULAMIT COHEN
10-04-2016
נתניה
NATANYA

שלמית כהן
SHULAMIT COHEN
10-04-2016
נתניה
NATANYA



"A" - "18"

A.P.N. No.:	011-191-03
R.P.T.T.	849.50 <i>ZBC, LLC</i>
Escrow No.:	76589
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
ERNEST J. FREGGIARO	
3981 Arlberg Way	
Las Vegas, NV 89124	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **SUSAN SHOSHANA WEINSTEIN**, as Sole Trustee of the **WEINSTEIN FAMILY TRUST**, dated November 11, 1991 AND **DAVID MORGAN LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ERNEST J. FREGGIARO**, an unmarried man, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

Section 31: The South Half (S1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4)

Excepting a 100 foot access easement along the Easternmost portion.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 011-191-03

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

(One inch Margin on all sides of Document for Recorder's Use Only)

su





Dated: March 25, 2016

DAVID MORGAN LLC,
a Nevada Limited Liability Company

By it's Manager: Weinstein Family Trust,
dated November 11, 1991


Susan Shoshana Weinstein
Susan Shoshana Weinstein, Sole Trustee

WEINSTEIN FAMILY TRUST, dated November 11, 1991

Susan Shoshana Weinstein
Susan Shoshana Weinstein, Sole Trustee

State of Israel)
County of Israel) ss.

This instrument was acknowledged before me on the 2 day of April 2016
by Susan Shoshana Weinstein.

Signature: [Signature]
Notary Public 

[Signature]

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00
Recorded By: HB RPTT: \$230.10
Book- 302 Page- 0481

STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 011-191-03 _____
 - 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'/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

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

3. Total Value/Sale Price of Property 59,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (59,000.00) \$5,000.00
 Transfer Tax Value: 59,000.00 \$5,000.00
 Real Property Transfer Tax Due: 230.60 \$49.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 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 Susan Weinstein Justice Capacity Grantor
 DAVID MORGAN LLC, a Nevada Limited Liability Company

Signature _____ Capacity Grantee
 ERNEST J. FREGGIARO

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: DAVID MORGAN LLC, a Nevada Limited Liability Company
 Address: c/o Asher Goodman, 31 W. 52nd Street, 23rd Floor
 City: New York
 State: NY Zip: 10019

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: ERNEST J. FREGGIARO
 Address: 3981 Arlberg Way
 City: Las Vegas
 State: NV Zip: 89124

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 76589
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048