

RECORDING REQUESTED BY AND MAIL TAX STATEMENTS TO:

NAME: Grandma's Dream, LLC
ADDRESS: 860 Twin Pines
CITY/ST/ZIP: Reno, NV 89509

APN: 1318-16-710-024

THIS SPACE FOR


00011390201508598890040047
KAREN ELLISON, RECORDER E07

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESS that the GRANTOR: CYNTHIA M. KOZAL, SUCCESSOR TRUSTEE OF THE JUDITH A. MILLER TRUST CREATED UNDER THE FLORENCE P. ANDREWS TRUST ESTABLISHED JUNE 28, 1983, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to GRANDMA'S DREAM, LLC, a Nevada limited liability company, a forty percent (40%) undivided interest in all of that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 113 as the same is laid down, delineated and numbered upon a certain map entitled ELKS SUBDIVISION, LAKE TAHOE, NEVADA, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 5, 1927.

APN: 1318-16-710-024

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

Witness my/our hand(s) this 1st day of April, 2015.

By: Cynthia M. Kozal, He
CYNTHIA M. KOZAL, SUCCESSOR TRUSTEE OF THE JUDITH A. MILLER TRUST CREATED UNDER THE FLORENCE P. ANDREWS TRUST ESTABLISHED JUNE 28, 1983

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2015, by
_____, the _____ of _____, a(n)
_____ company, the _____ of _____, a(n)
_____ company, on behalf of said limited liability company.

(Signature of Notary Public)

My commission expires: _____ (Notary Stamp)

SEE CALIFORNIA
ACK FORM
ATTACHED 0.1

ACKNOWLEDGMENT

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

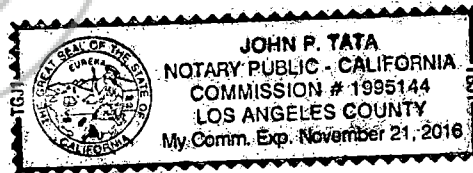
On 4-1-2015 before me, John P. TATA - Notary Public
(insert name and title of the officer)

personally appeared Cynthia M. Kozal
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.

Signature  (Seal)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-16-710-024
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: Assessor Taxable Value
OK - Trust OK.

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

~~\$306,961.00~~ 767,377 *per Kevin Kozal*
 (\$0.00)
~~\$306,961.00~~
 \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer of 40% of a property to 2 of 5 (40%) of the beneficiaries of the trust that owns the property to an LLC owned by said 2 beneficiaries
A transfer of title from a trust with consideration
 5. Partial Interest: Percentage being transferred: 40.00 %

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 Cynthia M. Kozal Capacity on behalf of seller

Signature Cynthia M. Kozal Capacity on behalf of buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Cindy Kozal, Trustee of Judith A. Miller Trust

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Grandmas Dream, LLC

Print Name: _____
 Address: 5205 Dantes View
 City: CALABASAS
 State: CA Zip: 91301

Print Name: _____
 Address: 860 Twin Pines Road
 City: RENO
 State: NV Zip: 89509

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____