

DOUGLAS COUNTY, NV **2017-905982**  
RPTT:\$819.00 Rec:\$35.00  
\$854.00 Pgs=2 **10/24/2017 11:13 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-30-628-004

Escrow No. 00231192 - 016 - 17  
RPTT 819.00  
When Recorded Return to:  
**Tyler Joseph Silvestri, Brian Silvestri**  
and Jan Marshall  
P.O. Box 523  
Zephyr Cove, NV 89448  
MAIL TAX STATEMENTS TO:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Teben, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to  
Tyler Joseph Silvestri, an unmarried man and Brian Silvestri, an unmarried man and Jan  
Marshall, an unmarried woman, as joint tenants with right of survivorship

all that real property situate in the County of Douglas, State of Nevada, described as  
follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 20 day of October, 2017

Teben, LLC

by: Stephen Leong, Manager

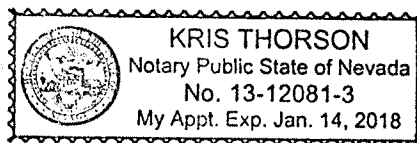
STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on Oct 20, 2017,

By Stephen Leong

Kris Thorson

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

**Parcel No. 1:**

Unit 4, of the Amended Map of Snowdown, being all of Lot 57, located in Tahoe Village Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

**Parcel No. 2:**

An undivided 1/26<sup>th</sup> interest in all of the "Common Area" as shown on the "Amended Map of Snowdown" being all of Lot 57 in Tahoe Village Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

SPACE BELOW FOR RECORDER

1. APN: 1319-30-628-004

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$210,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$210,000.00

Real Property Transfer Tax Due: \$ 819.00

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_

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 _____	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Teben, LLC by Stephen Leong Mgr	Print Name: Tyler Joseph Silvestri, Brian Silvestri and Jan Marshall
Address: P.O. Box 351	Address: P.O. BOX 523
City/State/Zip: Freshwater Australia NSW 2096	City/State/Zip: Zephyr Cove, NV 89448

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00231192-016DR
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)