

DOUGLAS COUNTY, NV **2018-917191**
RPTT:\$26325.00 Rec:\$35.00
\$26,360.00 Pgs=2 **07/25/2018 12:58 PM**
RELIANT TITLE - INCLINE VILLAGE
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Reliant Title
937 Tahoe Blvd., Ste 130
Incline Village, NV 89451
Escrow No.: 203-1800249-KOT

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

32 Lake Front Drive, LLC
10600 White Rock Road Suite 100
Rancho Cordova, CA 95670

R.P.T.T.: \$26,325.00

A.P.N.: 1418-15-110-001

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Jennifer L.Patterson, Trustee of the Jennifer Lynne Patterson Trust, dated July 24, 1994

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

32 Lake Front Drive, LLC, a Nevada limited liability company

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

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

Parcel 1:

Lot 32, as shown on the Sixth Amended Map of UPPAWAY, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on January 28, 1982, File 64422, being an Amended Map of Uppaway, filed in the Office of the County Recorder of Douglas County, State of Nevada on May 21, 1976.

Parcel 2:

An exclusive perpetual use easement of certain property commonly known as "Common Area" as granted by Uppaway Estates, Inc. a Nevada corporation, by Grant of Easement recorded March 15, 1990, in Book 390, at Page 1823, as Document 221940, Official Records, excepting therefrom any portion of said easement lying below the low-water line of Lake Tahoe.

APN: 1418-15-110-001

SUBJECT TO: 1. Taxes for the fiscal year 2018-2019.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: July 10, 2018

Jennifer Lynne Patterson Trust dated July 24, 1994

BY: *Jennifer L. Patterson*
Jennifer L. Patterson
Trustee

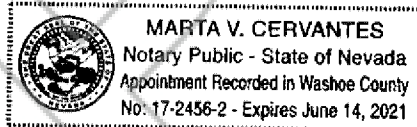
STATE OF NEVADA

COUNTY OF

On this 11 day of July, 2018 before me, a Notary Public in and for said County and State, personally appeared Jennifer L. Patterson, as Trustee of Jennifer Lynne Patterson Trust dated July 24, 1994 the trust which executed the foregoing instrument, and acknowledged that he/she did sign said instrument as such Trustee on behalf of said trust, duly authorized; that said instrument was signed as his/her free act and deed of said trust.

Notary Public: *Marta V. Cervantes*

My Commission Expires: June 14, 2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-15-110-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$6,750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$6,750,000.00
 d. Real Property Transfer Tax Due: \$26,325.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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 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: Jennifer L. Patterson Capacity: _____ Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Jennifer Lynne Patterson Trust dated
 Print Name: July 24, 1994
 Address: c/o 350 So. Rock Blvd #200
 City: Reno
 State: NV Zip: 89511

Print Name: 32 Lake Front Drive, LLC
 Address: 10600 White Rock Rd #100
 City: Rancho Cordova
 State: CA Zip: 95670

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

Print Name: Reliant Title Esc. #: 203-1800249
 Address: 937 Tahoe Blvd., Ste 130
 City: Incline Village State: NV Zip: 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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| 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 |
| <input type="checkbox"/> Other: _____ | |

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- | | |
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Signature: [Signature] Capacity: _____ Grantee _____

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