

RECORDING REQUESTED BY:  
AND WHEN RECORDED MAIL TO:  
WIROWEK LAW GROUP, P.C.  
P. O. Box 515  
Brisbane, CA 94005

MAIL TAX STATEMENTS TO:  
DGKids, Inc.  
968 Fourth Green Drive  
Incline Village, NV 89451

A.P.N. # 1419-03-002-107

DOUGLAS COUNTY, NV **2018-918871**  
Rec:\$35.00  
Total:\$35.00 **08/30/2018 01:14 PM**  
WIROWEK LAW GROUP, P.C. Pgs=4



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KAREN ELLISON, RECORDER

E09

-----For Recorder's Use Only-----

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature , Lee Del Don, President  
Print Name, Title

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **FOR NO CONSIDERATION, LEROY DEL DON and DEBRA DEL DON, Trustees of the LEROY AND DEBRA DEL DON REVOCABLE TRUST, dated January 15, 2002**, do hereby Grant, Bargain, Sell and Convey to **DGKids, Inc, a Nevada Corporation**, all of their right, title and interest in that real property situated 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 any wise appertaining.

Witness my hand this 30<sup>th</sup> day of July, 2018.

LeRoy Del Don and Debra Del Don Revocable Trust  
Dated January 15, 2002

*[Handwritten Signature]*

\_\_\_\_\_  
LEROY DEL DON, Trustee

*[Handwritten Signature]*  
\_\_\_\_\_  
DEBRA DEL DON, 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 Stanislaus )

On July 30, 2018, before me, NANCY A. ANDERS, Notary Public, personally appeared LEROY DEL DON and DEBRA DEL DON, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 *Nancy A. Anders* (Seal)  
Nancy A. Anders, Notary Public

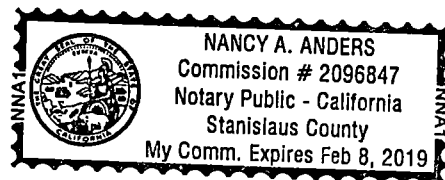


EXHIBIT "A"

Legal Description

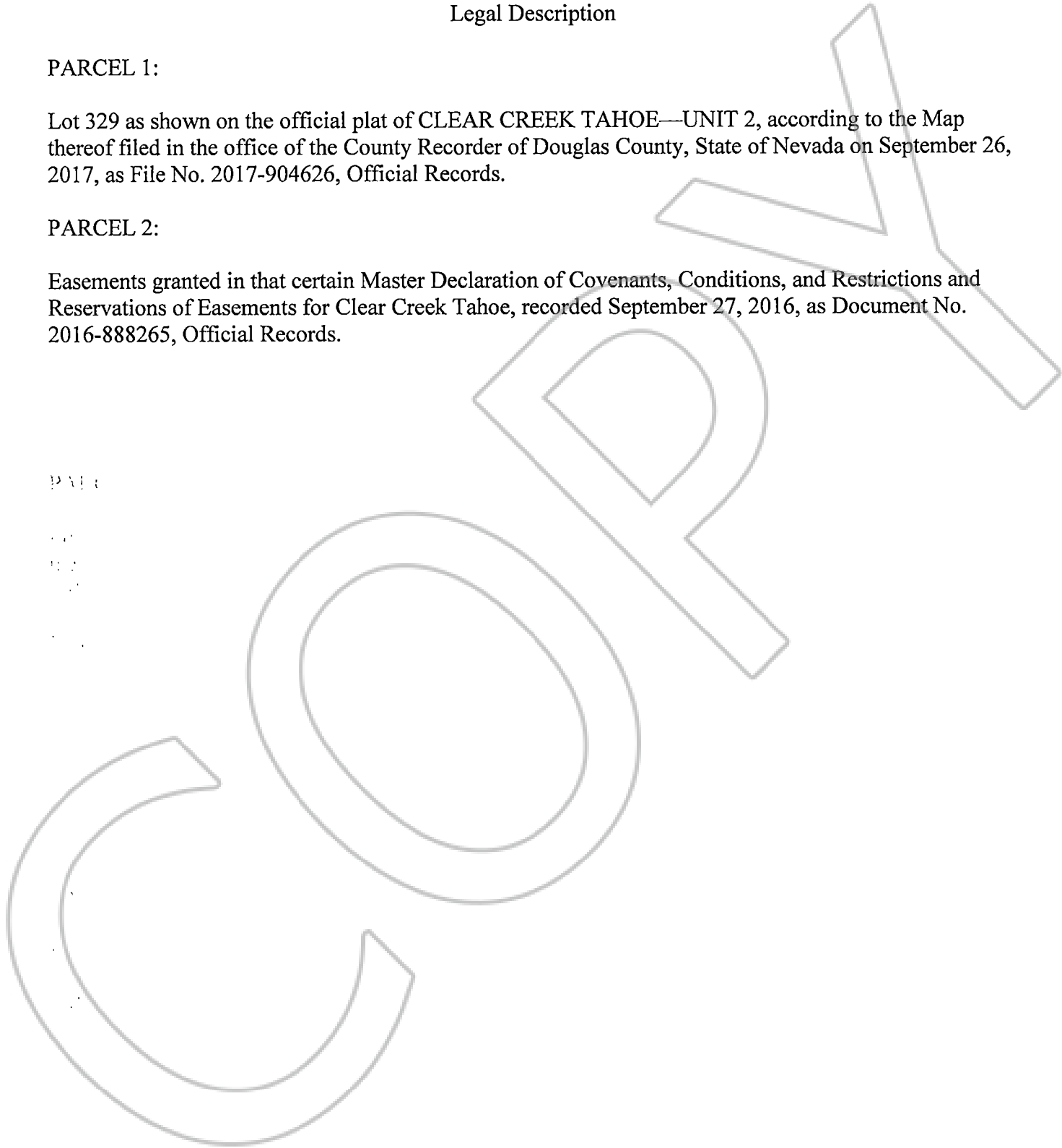
PARCEL 1:

Lot 329 as shown on the official plat of CLEAR CREEK TAHOE—UNIT 2, according to the Map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on September 26, 2017, as File No. 2017-904626, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records.

PARCEL 3:  
Lot 330 as shown on the official plat of CLEAR CREEK TAHOE—UNIT 2, according to the Map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on September 26, 2017, as File No. 2017-904626, Official Records.



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1419-03-002-107
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>CORP Resolution OK - JH</u>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: transfer to a corporation when the person conveying owns 100% of the corporation

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 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 Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>LeRoy Del Don, Trustee</u>	Print Name: <u>Lee Del Don, President</u>
Address: <u>968 4th Green Drive</u>	Address: <u>968 4th Green Drive</u>
City: <u>Incline Village</u>	City: <u>Incline Village</u>
State: <u>NV</u> Zip: <u>89451</u>	State: <u>NV</u> Zip: <u>89451</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Wirwek Law Group, P.C. Escrow # \_\_\_\_\_  
 Address: P.O. Box 515  
 City: Brisbane State: CA Zip: 94005