

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

MOLSBY & BORDNER, LLP  
10280 Donner Pass Road  
Truckee, Ca 96161

**MAIL TAX STATEMENTS TO:**

Patrick Shawn Dolan  
Kari Rutan  
4025 Andrea Street  
Reno, NV 89503



KAREN ELLISON, RECORDER

E09

APN 1319-19-611-003

**TRANSFER DEED**

**The undersigned grantor(s) declare:** This transfer is exempt from the documentary transfer tax. **Documentary transfer tax is \$0.00** No consideration given - change in formal title only  
See NOTE 1, below

**FOR NO CONSIDERATION, PATRICK SHAWN DOLAN, an unmarried man and KARI RUTAN, a single woman, as joint tenants, with right of survivorship ("Grantor"),**

**Hereby GRANT(S) to DOLAN PROPERTY RENTALS, LLC, SERIES ONE ("Grantee"), the following described real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows**

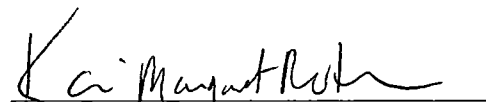
**SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF**

NOTE 1 This is a transfer, assignment or other conveyance of real property to a corporation or other business organization where the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made, and is exempt from Transfer Tax per NRS 375 090, Section (9)

Dated Nov 20, 2018

  
PATRICK SHAWN DOLAN, Grantor

Dated Feb 14 2019

  
KARI RUTAN, Grantor

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF STATELINE, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS.

#### PARCEL 1:

UNIT 3A, AS SHOWN ON THE MAP OF DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 30, 1973, DOCUMENT NO. 73375, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA; AND AMENDED BY AMENDED MAP RECORDED DECEMBER 30, 1976, AS DOCUMENT NO. 05855, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA

#### PARCEL 2.

AN UNDIVIDED 1/24 INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE MAP AND DEDICATION SHEET OF TRAMWAY APARTMENT CONDOMINIUMS (A SUBDIVISION OF LOT 555, PARCEL B, SECOND AMENDED MAP OF SUMMIT VILLAGE), RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 30, 1973, DOCUMENT NO. 73375, DOUGLAS COUNTY, NEVADA, AND AMENDED BY AMENDED MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 30, 1976, AS DOCUMENT NO. 05855, DOUGLAS COUNTY, NEVADA

#### PARCEL 3

AN EXCLUSIVE EASEMENT APPURTENANT TO THE UNIT REFERENCED ABOVE, OVER THE COMPONENTS SPECIFICALLY ALLOCATED TO SUCH UNIT AS SHOWN ON THE PLAT AND DECLARATION THEREOF.

#### PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, USE ENJOYMENT AND OTHER PURPOSES ALL AS DESCRIBED ON THE PLAT AND DECLARATION THEREOF.

APN: 1319-19-611-003

**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 Colorado )  
 ) ss  
COUNTY OF Summit )

On this 14<sup>th</sup> day of February, in the year 2019, before me, Jonathan Chambers, a Notary Public in and for said State, personally appeared Kari Putar, 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, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct

WITNESS my hand and official seal

[Signature]  
\_\_\_\_\_  
Notary Public (Seal)

JONATHAN JAMES CHAMBERS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124070636  
MY COMMISSION EXPIRES NOVEMBER 01, 2020

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 "

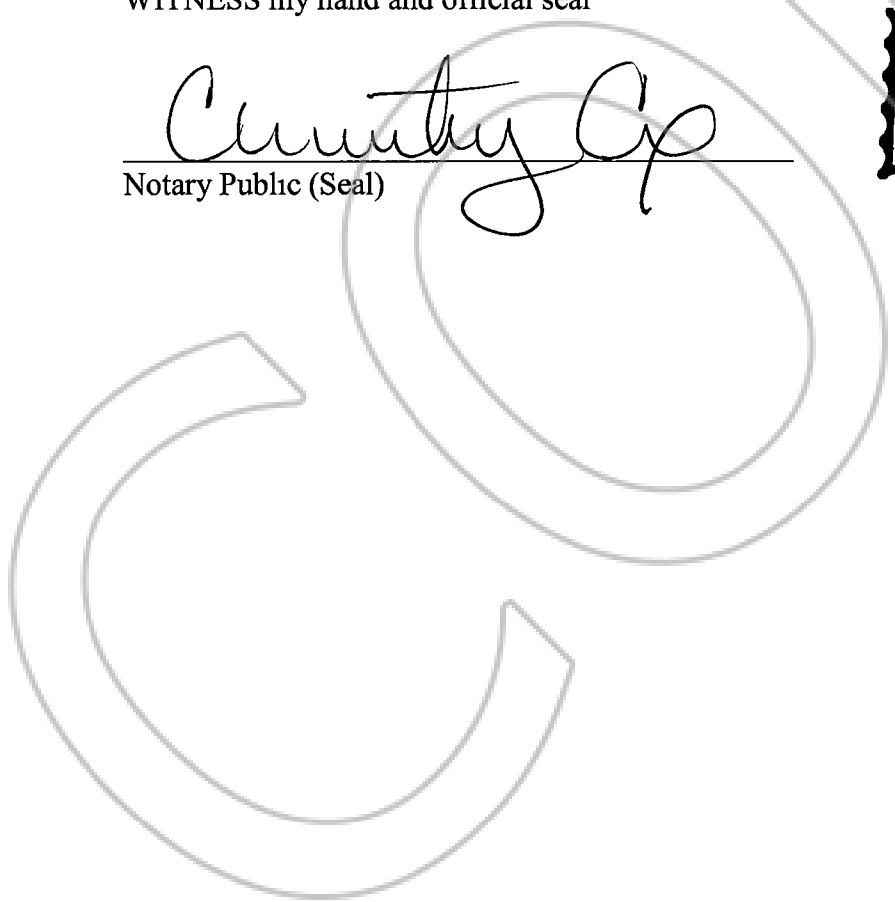
STATE OF Nevada )  
 ) ss  
COUNTY OF Washoe )

On this 20 day of November, in the year 2018, before me, Courtney Cox, a Notary Public in and for said State, personally appeared Patrick Shawn Delan, 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, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Courtney Cox  
Notary Public (Seal)



# STATE OF NEVADA DECLARATION OF VALUE

**1 Assessor Parcel Number (s)**

- a) 1319-19-611-003
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2 Type of Property**

- |  |              |                             |                |
|--|--------------|-----------------------------|----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res |
| c) <input checked="" 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        |                             |                |

**FOR RECORDERS OPTIONAL USE ONLY**

Notes 2/20/19 Verified Oper.  
Agm. - ATB

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

	\$	_____
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value	\$	<u>0 00</u>
Real Property Transfer Tax Due	\$	<u>0 00</u>

**4 If Exemption Claimed**

- a Transfer Tax Exemption, per NRS 375 090, Section 9 Transfer to a corporation or business
- b Explain Reason for Exemption \_\_\_\_\_  
organization where the person conveying the property owns 100% of organization to which conveyance is made

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 Seller  
 Signature [Signature] Capacity Manager of Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name Patrick Shawn Dolan / Kari Rutan  
 Address 4025 Andrea Street  
 City Reno  
 State NV Zip 89503

(REQUIRED)  
 Print Name Dolan Property Rentals, LLC  
 Address 4025 Andrea Street  
 City Reno  
 State NV Zip 89503

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name Molsby & Bordner, LLP Escrow # \_\_\_\_\_  
 Address 10280 Donner Pass Rd  
 City Truckee State CA Zip 96161