DOUGLAS COUNTY, NV Rec:\$35.00

2019-926683

Total:\$35.00

03/14/2019 02:21 PM

SCOTT J. HEATON, ATTY

Pgs=3

The undersigned hereby affirm that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

A.P.N. 1420-28-811-011

When Recorded Return to: Scott J. Heaton Post Office Box 605 Carson City, NV 89702

Mail Tax Statements to: Diana Girouard 7506 Bistineau Corpus Christi, Texas 78413

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That JASON GIROUARD and DIANA GIROUARD, husband and wife, as joint tenants with right of survivorship, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GEMSTONE OASIS, LLC, a Nevada Limited Liability Company, all that real property situate in the County of Douglas, State of Nevada, described as follows:

> All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

> Lot 39, as shown on the map of SARATOGA HEIGHTS SUBDIVISION UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on May 15, 1961, as Document No. 17827.

A.P.N. 1420-28-811-011

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

Witness our hands this 8th day of February, 2019.

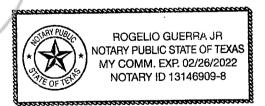
Jason GIROUARD

DIANA GIROUARD

STATE OF Kas) ss.

On February 8th 2019, personally appeared before me, the undersigned, a Notary Public, JASON GIROUARD and DIANA GIROUARD, who acknowledged to me that they executed the above instrument.

Notary Public



STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	^
a) 1420-28-811-011	
b)	\ \
c)	\ \
d)	\ \
2 True of Duamoutry	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. Res	
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES: OCO 4 - 12 10 11
i) U Other	1 NOVATING Hant OF-4
,	
3. Total Value/Sales Price of Property:	\$ 0 \
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$_0
Real Property Transfer Tax Due:	\$
1 107	
4. If Exemption Claimed:	. , , , ,
a. Transfer Tax Exemption per NRS 375.090, So b. Explain Reason for Exemption: Granto	ection# Ors are 100% owners of
b. Explain Reason for Exemption: Granto Gemstone Oasis, LLC, the	
	014,000
5. Partial Interest: Percentage being transferred:	%
or raises morest resonage semigramores.	\ ~ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
The undersigned declares and acknowledges, under pe	enalty of periury pursuant to NRS 375 060 and NRS
375.110, that the information provided is correct to th	e best of their information and belief, and can be
	tiate the information provided herein. Furthermore, the
	tion, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest	
_ \ \	
Pursuant to NRS 375.030, the Buyer and Seller shall be join	tly and severally liable for any additional amount owed.
S. I Disselfered	Canacity Grantor
Signature Juma Juma Juma	_ Capacity _ Grantor
Signature	Canadity
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	(11120)
Print Name: Jason Girouard/Diana Girouard I	Print Name: Cemstone Oasis, LLC
	Address: 7506 Bistineau
	City: Corpus Christi
State: <u>TX</u> Zip: 78413	State: <u>TX</u> Zip: 78413
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	Francy #
Print Name: Scott J. Heaton Address: P.O. Box 605	_ Escrow #
City: Carson City State:	
(AS A PUBLIC RECORD THIS FORM N	
(======================================	,