

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



00088044201909266830030030

KAREN ELLISON, RECORDER

E09

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-28-811-011
 b) _____
 c) _____
 d) _____

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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Relating Abmt OK - J</u>	

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 0
 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: Grantors are 100% owners of Gemstone Oasis, LLC, the Grantee

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 parties agree that 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 Diana Girouard Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jason Girouard/Diana Girouard
 Address: 7506 Bistineau
 City: Corpus Christi
 State: TX Zip: 78413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gemstone Oasis, LLC
 Address: 7506 Bistineau
 City: Corpus Christi
 State: TX Zip: 78413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Scott J. Heaton Escrow # _____

Address: P.O. Box 605

City: Carson City State: NV Zip: 89702

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)