

DOUGLAS COUNTY, NV

2019-928655

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

05/03/2019 02:58 PM

UDEED, LLC

KAREN ELLISON, RECORDER

E09

APN: 1318-23-210-013

R.P.T.T.: \$0.00

Exempt: (9)

Recording Requested By:

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 89791

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

Send Subsequent Tax Bills To:

32 South Shore, LLC - Series 232 Clubhouse

PO Box 7172-280

195 Hwy 50, #104

Stateline, NV 89449

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Daniel M. Tepper, an unmarried man, and Kristi Kandel, an unmarried woman, as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **32 South Shore, LLC - Series 232 Clubhouse**, whose address is PO Box 7172-280, 195 Hwy 50, #104, Stateline, Nevada 89449,

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

LOT 19 OF LAKE VILLAGE UNIT NO. 2-A, AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 9, 1972, AS DOCUMENT NO. 61076.

MORE commonly known as: **232 Clubhouse Circle**
Zephyr Cove, Nevada 89448

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **March 15, 2019**, as Document No. **2019-926727** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 10th 9th day of April, 2019.

[Signature]
Daniel M. Tepper

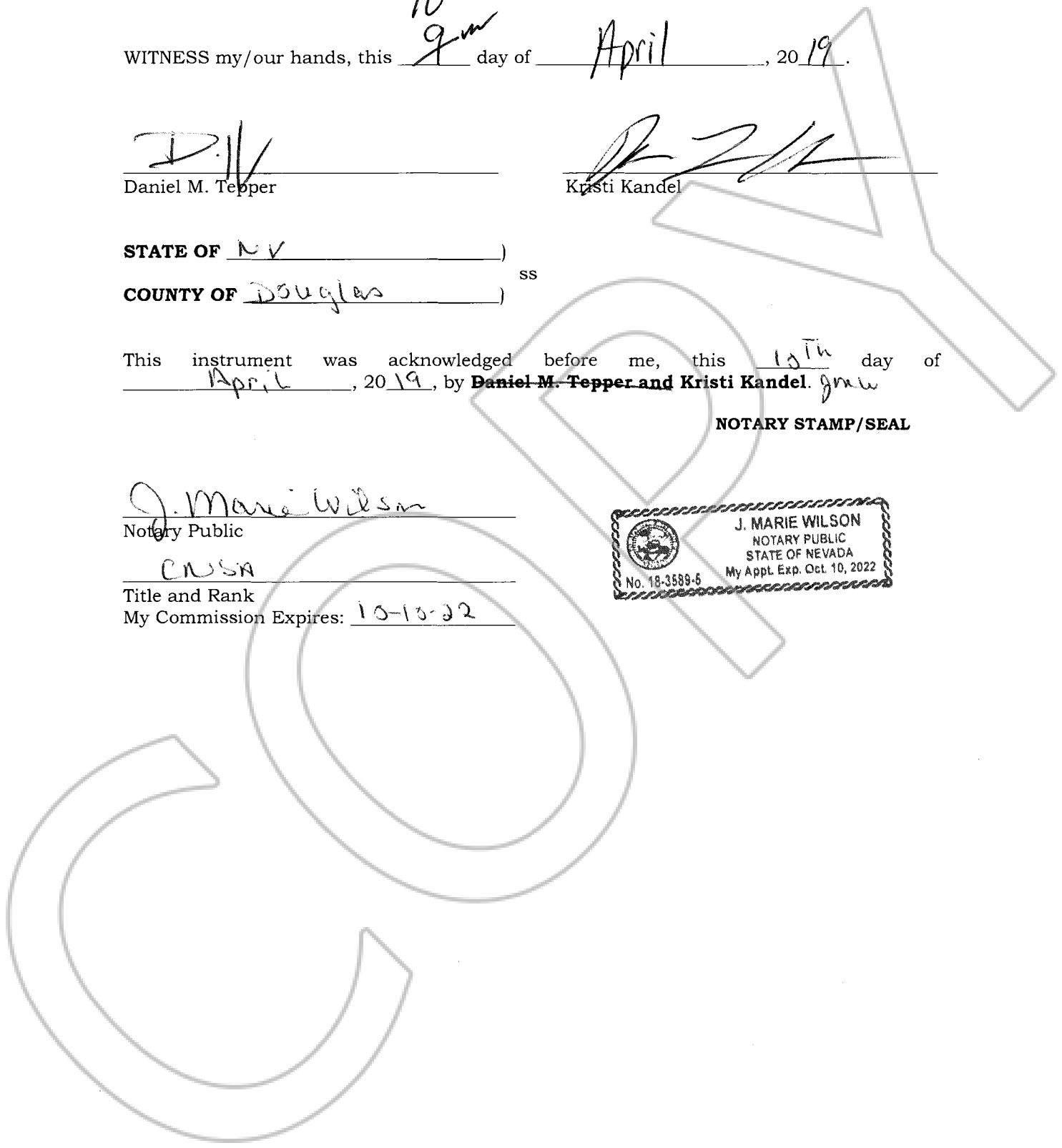
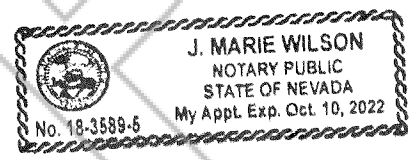
[Signature]
Kristi Kandel

STATE OF NV)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 10th day of April, 2019, by Daniel M. Tepper and Kristi Kandel. gmw

NOTARY STAMP/SEAL

J. Marie Wilson
Notary Public
CNSA
Title and Rank
My Commission Expires: 10-10-22



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 California)

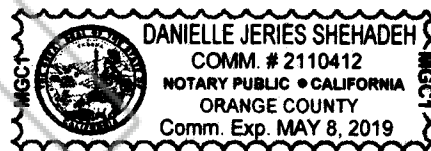
County of Orange)

On 04/15/2019, before me, Danielle Jeries Shehadeh, a Notary Public, personally appeared Daniel M. Tepper, 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER,S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: Operating Agmt OK - JS

1. Assessor Parcel Number(s)

a) 1318-23-210-013

b) _____

c) _____

d) _____

2. Type of Property:

a) ___ Vacant Land b) **XX** Single Fam. Res.

c) ___ Condo/Townhouse d) ___ 2-4 Plex

e) ___ Apt. Bldg. f) ___ Comm'l/Ind'l

g) ___ Agricultural h) ___ Mobile Home

___ Other: _____

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

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property)

(0.00)

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due:

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: A transfer to a corporation or other business organization if the person conveying the property owns 100% of the corporation or organization to which the conveyance is made.

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: D.H. Capacity: Grantor

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Daniel M. Tepper and

Kristi Kandel

Address: PO Box 7172-280

195 Hwy 50, #104

City: Stateline

State: Nevada Zip: 89449

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: 32 South Shore, LLC -

Series 232 Clubhouse

Address: PO Box 7172-280

195 Hwy 50, #104

City: Stateline

State: Nevada Zip: 89449

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

Print Name: uDeed, LLC - 89791

Address: 9041 South Pecos Road, 3900

City, State, Zip: Henderson, NV 89074

Escrow #: _____

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