

APN: 1419-11-002-061

When Recorded and
Mail Tax Statements to:
Freedom Ranch Development Company, LLC
Post Office Box 1336
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

E09

SPACE ABOVE FOR RECORDERS USE

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged,

GONDOLA VISTA DEVELOPMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

does hereby Grant, Bargain, Sell and Convey to

FREEDOM RANCH DEVELOPMENT COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY

all that real property situate in the County of Douglas, State of Nevada, described as follows:

Township 14 North, Range 29 East, M.D.B.&M.

Section 11: The West ½ of the Southwest ¼

Except Therefrom all that portion of said Section 11 conveyed in Deed executed by Harry R. Schneider to Ted A. Wentworth, et ux, recorded February 24, 1972, in Book 97 of Official Records at Page 7, as Document No. 57893.

Section 14: The Northwest ¼ of the Northwest ¼

Except Therefrom all that portion of said Section 11 conveyed in Deed executed by Harry R. Schneider to Ted A. Wentworth, et ux, recorded February 24, 1972, in Book 97 of Official Records at Page 7, as Document No. 57893.

Note: Said legal description previously recorded in Grant, Bargain and Sale Deed recorded September 26, 2013, in Book 913, Page 6363, as Document No. 831264, Official Records, Douglas County, Nevada.

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

Witness my hand this 24th day of June, 2019.

By: GONDOLA VISTA DEVELOPMENT COMPANY, LLC

By: 
CLINTON J. SCHUE, MANAGER

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on June 24, 2019, by CLINTON J. SCHUE, MANAGER OF GONDOLA VISTA DEVELOPMENT COMPANY, LLC.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-11-002-061
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhsc 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>Cost of Incumbency</u> <u>BE</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 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 of title to an LLC when the person conveying the property owns 100% of the entity to which the conveyance is made.
 (LLC Grantee and Grantor have common ownership)

5. Partial Interest: Percentage being transferred: 100.0%

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

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

Print Name: Gondola Vista Development Company, LLC
 Address: POST OFFICE BOX 1336
 City: ZEPHYR COVE
 State: NV Zip: 89448

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

Print Name: Freedom Ranch Development Company, LLC
 Address: POST OFFICE BOX 1336
 City: ZEPHYR COVE
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Alling & Jillson, Ltd. - Kenneth R. Jillson, Esq. Escrow # n/a
 Address: Post Office Box 3390
 City: Lake Tahoe State: NV Zip: 89449

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