

DOUGLAS COUNTY, NV **2020-943757**
RPTT:\$635.70 Rec:\$40.00
\$675.70 Pgs=3 **03/20/2020 01:37 PM**
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-15-001-071
R.P.T.T.	\$ 635.70
File No.:	659460 KB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tiger Bub, LLC	
5370 Kietzke Ln., #201	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Shawn A. King and Leila M. King, husband and wife, as joint tenants, with right of survivorship

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Tiger Bub, LLC, a Nevada limited liability company

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

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 16, 2020

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Shawn A. King
Shawn A. King

S. King
~~Leila M.~~ King
Leila M.

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 16th day of March, 2020
By: Shawn A. King and Leila M. King

Signature: Kelly L. Bradshaw
Notary Public

My Commission Expires: 11/13/2023

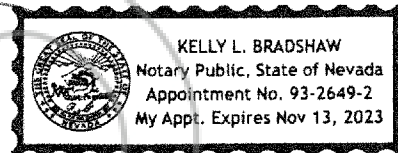
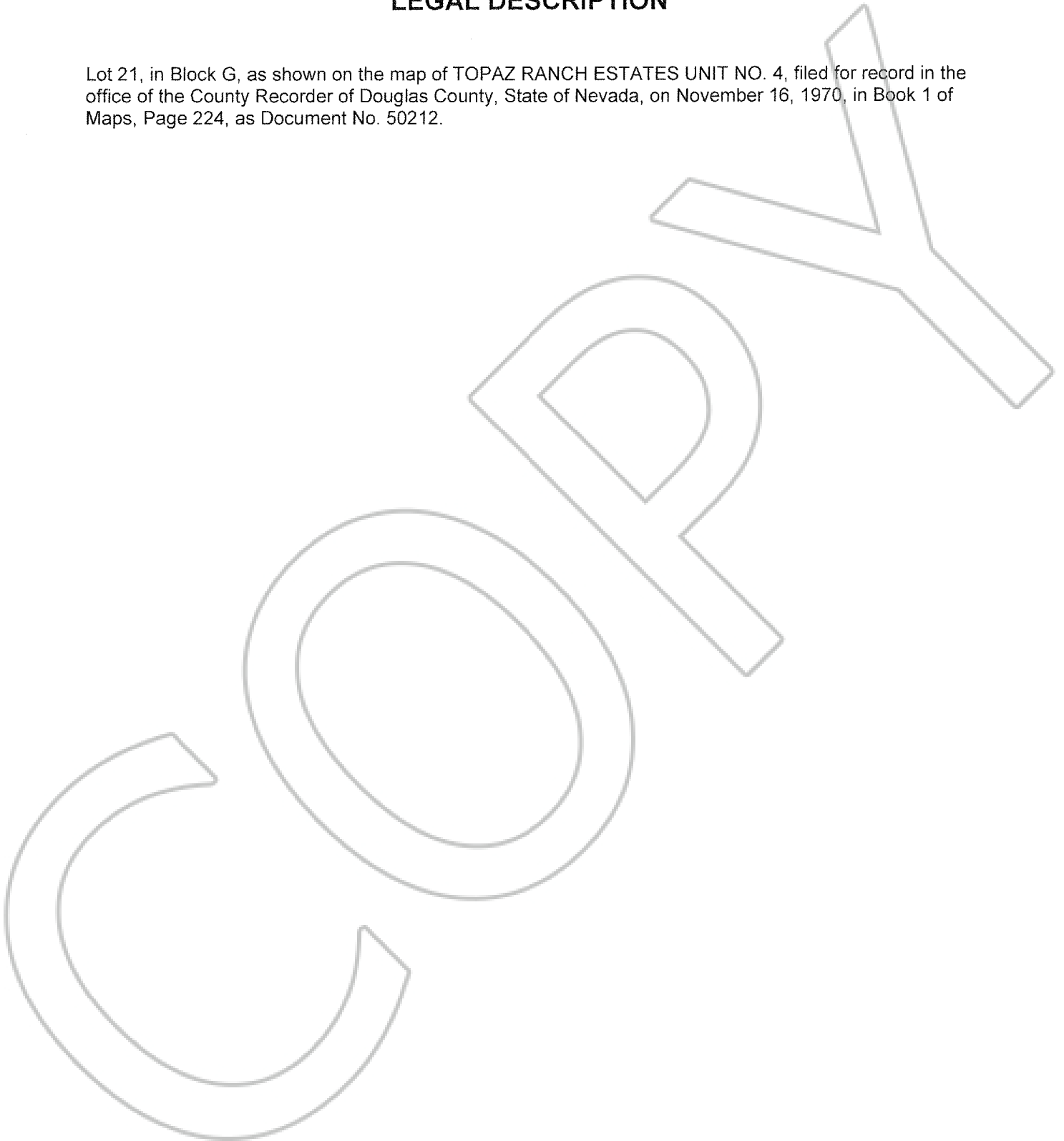


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21, in Block G, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-15-001-071
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 163,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 163,000.00
 d. Real Property Transfer Tax Due \$ 635.70

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity _____ Grantor _____
 Signature [Signature] Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Shawn A. King
 Address: 742 Walsen Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Tiger Bub, LLC
 Address: 5370 Rietzke Ln #201
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 659460 KB
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED