

DOUGLAS COUNTY, NV
RPTT:\$1561.95 Rec:\$40.00
\$1,601.95 Pgs=3
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

2020-945412

04/30/2020 01:16 PM

A.P.N.: 1319-30-635-004
File No: 123-2586085 (VD)
R.P.T.T.: \$1,561.95

When Recorded Mail To: Mail Tax Statements To:
Justin Sand and Heather Axelrod
P.O.Box 11315, 222 Sleepy Hollow Glen
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wow Vo Investments-Series 3, LLC a Nevada series limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Justin Sand and Heather Axelrod, husband and wife as community property with right of survivorship

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

PARCEL I:

UNIT D OF LOT 67 AS SHOWN ON THE MAP ENTITLED, "TAHOE VILLAGE CONDOMINIUM 67," BEING ALL OF LOT 67, LOCATED IN "TAHOE VILLAGE SUBDIVISION UNIT NO. 1," FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 12, 1974 IN BOOK 1174 OF MAPS, AT PAGE 262, AS FILE NO. 76345.

PARCEL II:

AN UNDIVIDED 1/4TH INTEREST IN AND TO THE COMMON AREA OF LOT 67 AS SHOWN ON MAP ENTITLED, "TAHOE VILLAGE CONDOMINIUM 67," BEING ALL OF LOT 67, LOCATED IN "TAHOE VILLAGE SUBDIVISION UNIT NO. 1," FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 12, 1974 IN BOOK 1174 OF MAPS, AT PAGE 262, AS FILE NO. 76345.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/06/2020

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-635-004
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$400,300.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$400,300.00
 d) Real Property Transfer Tax Due \$1,561.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: *M D P*
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: Wow Vo Investments, LLC
 Address: P.O. Box 10193
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Axelrod Justin Sand and Heather
 Address: P.O.Box 11315
 City: Zephyr Cove
 State: NV Zip: 89448

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

First American Title Insurance
 Print Name: Company
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village

File Number: 123-2586085 VD/ cm
 State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1319-30-635-004
b) _____
c) _____
d) _____

2. Type of Property
- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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Signature: [Signature]
Signature: [Signature]

Capacity: Grantee
Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wow Vo Investments, LLC
Address: P.O. Box 10193
City: Zephyr Cove
State: NV Zip: 89448

Print Name: Justin Sand and Heather Axelrod
P.O.Box 11315,
Address: _____
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 123-2586085 VD/cm
Address: 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451

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