APN: 1318-22-002-021 R.P.T.T.: \$1,090.05 Exempt: None

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

BarthCalderon LLP 333 City Blvd. West, Suite 2050 Orange, CA 92868

MAIL TAX STATEMENTS TO:

32 South Shore, LLC Attn: Kristi Kandel UPS P.O. Box 7172-280, 195 Hwy 50, #104 Stateline, NV 89449 DOUGLAS COUNTY, NV RPTT:\$1090.05 Rec:\$40.00

Total:\$1,130.05 Rec:\$40.00 Total:\$1,130.05 **05/14/2020 03:50 PM** 

**BARTHCALDERON LLP** 



Pgs=4

KAREN ELLISON, RECORDER

## GRANT, BARGAIN AND SALE DEED

Title of Document

INDENTURE WITNESSETH THAT, for valuable consideration the receipt of which is hereby acknowledged, Daniel M. Tepper, an unmarried man, as his sole and separate property, ("Grantor") does hereby Grant, Bargain, Sell and Convey to Daniel M. Tepper, an unmarried man, an undivided fifty percent (50%) interest and Kristi Kandel, an unmarried woman, an undivided fifty percent (50%) interest, as tenants in common ("Grantees"), all his right, title and interest in and to the real property situated in the County of Douglas, State of Nevada, described as follows:

## Parcel No. 1

Lot 3, as shown on the Map of STANFORD SQUARE, recorded September 9, 1980, in Book 980 of Official Records, Page 575, Douglas County, Nevada, as Document No. 48290.

## Parcel No. 2

Together with an undivided one-eighth (1/8<sup>th</sup>) interest in the common area (all that land lying outside the individual sites) as shown on said map.

More Commonly Known As: 132 Kahle Drive

Stateline, NV 89449

Assessor's Parcel Number: 1318-22-002-021

Subject To: Liens, Encumbrances, 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.

Dated: February 26, 2020

Daniel M. Veppe

## 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 February 26, 2020 before me, Ly24 Rodriguet, 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)

LYZA RODRIGUEZ
Notary Public - California
Orange County
Commission # 2296912
My Comm. Expires Jul 13, 2023

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	$\wedge$
a) 1318-22-002-021	
b)	\ \
c)	\ \
d)	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. F	Res
c) Condo/Twnhse d) ✓ 2-4 Plex	
· · · · · · · · · · · · · · · · · · ·	FOR RECORDERS OPTIONAL USE ONLY BOOK PAGE
e) Apt. Bldg f) Comm'l/Ind'l	DATE OF RECORDING
g) Agricultural h) Mobile Home	NOTES:
i) L Other	
3. Total Value/Sales Price of Property:	\$\$279,434.00
Deed in Lieu of Foreclosure Only (value of propert	
Transfer Tax Value:	\$\$279,434.00
Real Property Transfer Tax Due:	\$\$1,090.05 ✓
4. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption per NRS 375.090	), Section #
b. Explain Reason for Exemption:	
5 D. C. L. L. D. Control L. Control	50 00 m
5. Partial Interest: Percentage being transferred:	<u>50.00</u> %
	1 C 1 NDC 275 000 - 1NDC
	r penalty of perjury, pursuant to NRS 375.060 and NRS
	the best of their information and belief, and can be
supported by documentation if called upon to subst	tantiate the information provided herein. Furthermore, the
result in a penalty of 10% of the tax due plus intere	mption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus intere	est at 176 per monui.
Pursuant to NRS 375.030, the Buyer and Seller shall be in	ointly and severally liable for any additional amount owed.
1 2 mil.	Cuantan
Signature	Capacity Grantor
Signature	Capacity Grantee
Signature ///	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	, <u>-</u>
Print Name: Daniel Tepper	Print Name: Kristi Kandel
Address: 1500 E. Ocean Boulevard. # 709	Address: UPS P.O. Box 7172-280 195 Hwy 50 #104
City: Long Beach	City: Stateline
State: <u>CA</u> Zip: <u>90802</u>	State: NV Zip: 89449
COMPANY/PERGON PROMESTING RECORDING	
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer) Print Name: Brent Honea, Esq. / Barth Calderon LLP (jj)	Economy #
Address: 333 City Boulevard West, Suite 2050	Escrow #
City: Orange State: C	Zip: 92868
	M MAY BE RECORDED/MICROFILMED)
(15 11 Obbie tacota into i otto	in it is the order builds,

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	^
a) 1318-22-002-021	
b)	( )
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. R	₹es.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	
	DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i)	
3. Total Value/Sales Price of Property:	<u>\$\$279,434.00</u>
Deed in Lieu of Foreclosure Only (value of property	
Transfer Tax Value:	\$ <u>\$279,434.00</u>
Real Property Transfer Tax Due:	\$_\$1,090.05
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090	), Section #
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred:	<u>50.00</u> %
The undersigned declares and acknowledges, under	r penalty of perjury, pursuant to NRS 375.060 and NRS
	the best of their information and belief, and can be
	tantiate the information provided herein. Furthermore, the
	mption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus intere	
result in a penalty of 10% of the tax due plus interes	st at 176 per month.
Pursuant to NRS 375 030, the Ruyer and Seller shall be id	ointly and severally liable for any additional amount owed.
1 distant to 1110 575.050, the Dajer and Sener shan be je	omely and severally masterior any additional amount over
Signature D	Capacity Grantor
Signature D.\\	Capacity Grantee
Signature V	capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
(REQUIRED)	(REQUIRED)
Print Name: Daniel Tepper	Print Name: Daniel Tepper
Address: 1500 E. Ocean Boulevard, # 709	Address: 1500 E. Ocean Boulevard, # 709
City: Long Beach	City: Long Beach
State: CA Zip: 90802	State: CA Zip: 90802
State. CA Zip. 90002	State. <u>CA</u> <u>Zip. 30002</u>
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: Brent Honea, Esq. / Barth Calderon LLP (jj)	Escrow #
Address: 333 City Boulevard West, Suite 2050	DOTOW II
City: Orange State: C	Zip: 92868
	M MAY BE RECORDED/MICROFILMED)
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