

APN: 1318-22-002-021
R.P.T.T.: \$0.00
Exempt (9)

**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



KAREN ELLISON, RECORDER

E09

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, with an undivided fifty percent (50%) interest, and Kristi Kandel, an unmarried woman, as her sole and separate property, with an undivided fifty percent (50%) interest, as tenants in common ("Grantors"), does hereby Grant, Bargain, Sell and Convey to 32 South Shore, LLC, a Nevada limited liability company ("Grantee"), Grantor's one hundred percent (100%) 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 (1/8th) 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. Tepper

Dated: 2/27/20



Kristi Kandel

*[Space left blank intentionally,
Notary page to follow]*



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.

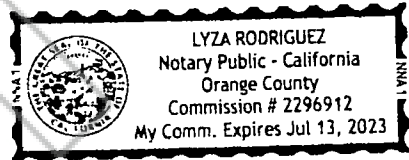
State of California)
)
County of Orange)

On February 26, 2020 before me, Lyza Rodriguez, 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)



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 Nevada)

County of Douglas)

On 2-27-2020, 2020 before me, Dena Reed, a notary public, personally appeared Kristi Kandel, 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.

Witness my hand and official seal.

Signature Dena Reed (Seal)



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. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

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FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>5/14/20 NAB</u> <u>Pay by phone for work</u> <u>out section 3 - final due.</u> <u>(permitted by 2020)</u>	

3. Total Value/Sales Price of Property: \$279,434.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$279,434.00
 Real Property Transfer Tax Due: \$4,090.05

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. Tepper* Capacity _____ Grantor

Signature *[Signature]* Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Daniel Tepper
 Address: 1500 E. Ocean Boulevard, # 709
 City: Long Beach
 State: CA Zip: 90802

Print Name: 32 South Shore, LLC / Kristi Kandel, Manager
 Address: UPS P.O. Box 7172-280 195 Hwy 50 #104
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Brent Honea, Esq. / Barth Calderon LLP (ij) Escrow # _____
 Address: 333 City Boulevard West, Suite 2050
 City: Orange State: CA Zip: 92868

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

** Please note there is a second page as there are two (2) grantors and two (2) managers of the LLC.

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. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

operating agcy. ra AB

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>5/14/2011 AB</u>	
<u>Check by phone to make out</u>	
<u>see 30 full HO due (permission</u>	
<u>of Justice)</u>	

3. Total Value/Sales Price of Property: \$279,434.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$279,434.00 - 0
 Real Property Transfer Tax Due: \$1,090.05 - 0

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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 _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kristi Kandel
 Address: P.O. Box 7172-280 195 Hwy 50 #104
 City: Stateline
 State: NV Zip: 89449

Print Name: 32 South Shore, LLC / Dan Tepper, Manager
 Address: UPS P.O. Box 7172-280 195 Hwy 50 #104
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Brent Honea, Esq. / Barth Calderon LLP (ij) Escrow # _____
 Address: 333 City Boulevard West, Suite 2050
 City: Orange State: CA Zip: 92868

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