

APN: 1318-23-310-013

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
James Robert Algee
2629 Anza Street
San Francisco, CA 94121

ESCROW NO: 11000950-JML

RPTT 2,145 ✓

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James D. Hedges Trustee of The 57 Burke Creek Land Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

James Robert Algee and Valarie Jean Algee, husband and wife as community property

all that real property situated in the unincorporated area of Zephyr Cove, County of Douglas, State of Nevada, 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.

The 57 Burke Creek Land Trust

James D. Hedges, Trustee

James D Hedges, Trustee

STATE OF ~~NEVADA~~ VIRGINIA
COUNTY OF PRINCE GEORGE

} ss:

This instrument was acknowledged before me on 07/06/2020

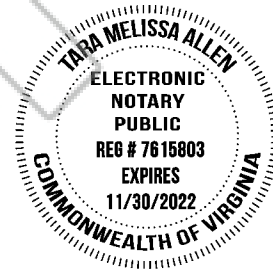
by James D. Hedges

Tara Melissa Allen

(seal)

Notary Public

My commission expires 11/30/2022.

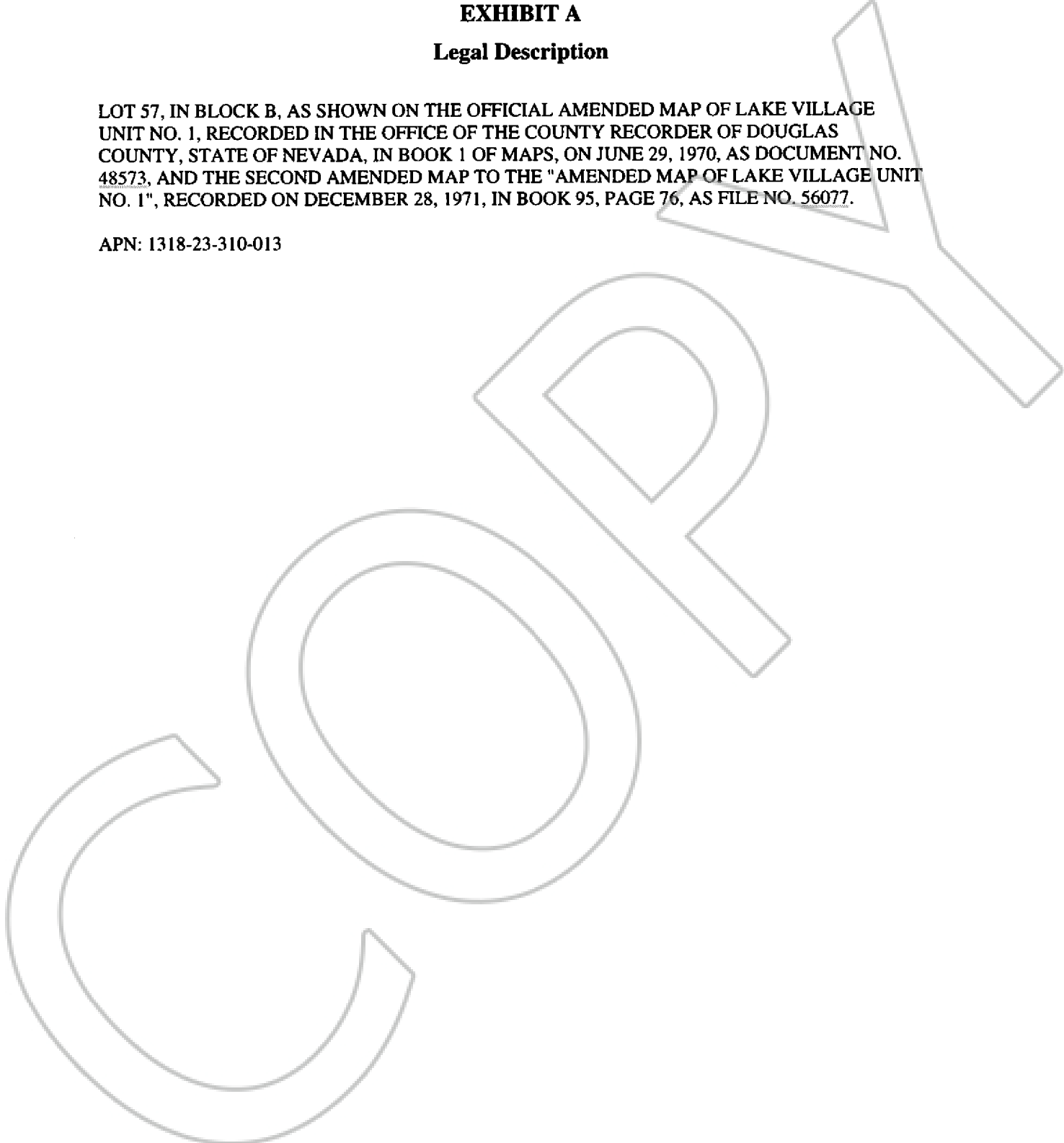


NvGrbasd

EXHIBIT A
Legal Description

LOT 57, IN BLOCK B, AS SHOWN ON THE OFFICIAL AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN BOOK 1 OF MAPS, ON JUNE 29, 1970, AS DOCUMENT NO. 48573, AND THE SECOND AMENDED MAP TO THE "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", RECORDED ON DECEMBER 28, 1971, IN BOOK 95, PAGE 76, AS FILE NO. 56077.

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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 - a. 1318-23-310-013
 - 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'/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

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

3. a. Total Value/Sales Price of Property: \$ 550,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 550,000.00
- d. Real Property Transfer Tax Due: \$ 2,143.-

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 _____	Capacity <u>Grantor</u>
Signature <u>James Algee</u>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The 57 Burke Creek Land Trust
 Address: 640 Greenwood Dr.
 City: Ontario, Canada
 State: Zip: L7T3P3

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James Algee and Valerie Algee
 Address: 2629 Anza Street
 City: San Francisco
 State: Zip: 94121

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000950-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED