

The undersigned hereby affirm that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

E09

A.P.N. 1420-28-811-011

When Recorded Return to: Scott J. Heaton Post Office Box 605 Carson City, NV 89702

Mail Tax Statements to: Diana Girouard 4908 Evergeeen Drive Farmington, NM 87402

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That DIANA J. GIROUARD and JASON B. GIROUARD, wife and husband, as joint tenants, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to GEMSTONE OASIS, LLC, a Nevada Limited Liability Company, all that real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hands this 16 day of July, 2020.

Diana J. Girouard
DIANA J. GIROUARD

Jason B. Girouard
JASON B. GIROUARD

STATE OF New Mexico)
COUNTY OF San Juan) ss.

On July 16, 2020, personally appeared before me, the undersigned, a Notary Public, DIANA J. GIROUARD and JASON B. GIROUARD, who acknowledged to me that they executed the above instrument.

Malerie M. Taylor
Notary Public



OFFICIAL SEAL
Malerie M Taylor
NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires:

03/30/2022

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 39, of SARATOGA HEIGHTS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 15, 1961, as File No. 17827.

APN: 1420-28-811-011



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-28-811-011
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---|------|
| BOOK | PAGE |
| DATE OF RECORDING: <u>8/12/20</u> | |
| NOTES: <u>Open to Jason B. Girouard. OK</u> | |

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: Grantors are 100% owners of Gemstone Oasis, LLC, the Grantee

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 Jason B. Girouard Capacity Individual

Signature Diana Girouard Capacity Manager

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Diana J. Girouard/Jason B. Girouard
 Address: 4908 Evergreen Drive
 City: Farmington
 State: NM Zip: 87402

Print Name: Gemstone Oasis, LLC
 Address: 4908 Evergreen Drive
 City: Farmington
 State: NM Zip: 87402

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Scott J. Heaton Escrow # _____

Address: P.O. Box 605
 City: Carson City State: NV Zip: 89702

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