

APN 1319-30-623-001

GRANTEES:

Brent Knittel and
Christina Knittel, Managers/Members
BCWC INVESTMENTS, LLC, SERIES G
P.O. Box 871
Genoa, NV 89411


**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Brent Knittel and
Christina Knittel, Managers/Members
BCWC INVESTMENTS, LLC, SERIES G
P.O. Box 871
Genoa, NV 89411

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).



Brent Knittel

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 1st day of July, 2020, between BRENT W. KNITTEL and CHRISTINA ROHALL, husband and wife as joint tenants with right of survivorship, as Grantors and Party of the First Part; and BCWC INVESTMENTS, LLC, SERIES G, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

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

ALL THAT PORTION OF LOT 20, AS SHOWN ON THE MAP ENTITLED "OFFICIAL AMENDED MAP OF TAHOE VILLAGE NO. 2", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 29, 1974, AS DOCUMENT NO. 72495, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF UNIT A IN BUILDING NO. 20, AS SHOWN ON THE MAP ENTITLED "CONDOMINIUM PLOT PLAN OF TAHOE VILLAGE CONDOMINIUM 20-II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1976, AS DOCUMENT NO. 88833.

THE BOUNDARY LINES OF SAID UNIT BEING DESCRIBED IN ITEM 1 OF ARTICLE II OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS, AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.

PARCEL 2

BEING AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO THE COMMON AREA OF THE CONDOMINIUM PLOT PLAN OF TAHOE VILLAGE CONDOMINIUM 20-II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 10, 1976, AS DOCUMENT NO. 88833, AS THE COMMON AREA AS SO DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.

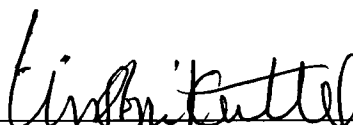
Also known as 772 North Bowl Ln., Unit A, Stateline, NV 89449; APN 1319-30-623-001.

Legal description from Quitclaim Deed recorded December 10, 2012, as Document No. 814213.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



BRENT W. KNITTEL
Grantor



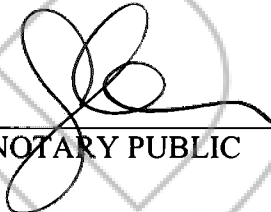
CHRISTINA ROHALL
Grantor

ACKNOWLEDGMENT

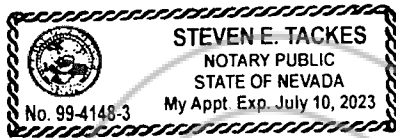
STATE OF NEVADA }
CARSON CITY } ss.

On this 1st day of July, 2020, before me, the undersigned, a Notary Public, personally appeared BRENT W. KNITTEL and CHRISTINA ROHALL known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



NOTARY PUBLIC (SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-623-001
- 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
- Other _____

| | |
|---|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: <u>LLC OK - ke</u> | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value: \$ _____

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: transfer to business entity of which Grantor is 100% owner

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity Grantor

Signature _____ Capacity _____

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

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

Print Name: Brent W. Knittel and Christina Rohall

Address: P.O. Box 3082

City: Stateline

State: NV Zip: 89449

Print Name: Brent Knittel and Christina Knittel, Managers/
Members, BCWC Investments, LLC, Series G

Address: P.O. Box 871

City: Genoa

State: NV Zip: 89411

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____

Address: 510 West Fourth St.

City: Carson City State: NV Zip: 89703