

DOUGLAS COUNTY, NV
RPTT:\$1554.15 Rec:\$40.00
\$1,594.15 Pgs=3
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

2020-951581

08/28/2020 02:57 PM

APN: 1319-30-636-004
R.P.T.T.: \$1,554.15
Escrow No.: 20007105-DR
When Recorded Return To:
Ryan D. Bolton
145 N. Mall Drive #58
Saint George, UT 84790

Mail Tax Statements to:
Ryan D. Bolton
145 N. Mall Drive #58
Saint George, UT 84790

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

348 Investors LLC, a Florida limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to

Ryan D. Bolton, a married man, as his sole and separate property

all that real property situated in the County of Douglas , State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 27 day of August, 2020.

348 Investors LLC

BY : P&G MARKETING GROUP, LLC

Member

BY:

Michael D. Hambleton
Manager

STATE OF Florida

COUNTY OF Pinellas

This instrument was acknowledged before me on this 27th day of August, 2020.

Donna J Bailey
Notary Public

Donna J Bailey
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 14, 2022
COMMISSION NO. GG 170422

EXHIBIT A

Unit D of Lot 64 as shown on the map entitled, "Tahoe Village Condominium 64," being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1," filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown on map entitled, "Tahoe Village Condominium 64," being all of Lot 64, located in "Tahoe Village Subdivision Unit No. 1," filed for record in the office of the County Recorder of Douglas County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-636-004
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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 | |
|----------------------------------|------------|
| Document/Instrument No.: | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

3. a. Total Value/Sale Price of Property: \$398,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$398,500.00
 d. Real Property Transfer Tax Due: \$1,554.15

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor
 Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

| | |
|--|---------------------------------------|
| Print Name: <u>348 Investors LLC</u> | Print Name: <u>Ryan D. Bolton</u> |
| Address: <u>1700 N. Shore Drive NE</u> | Address: <u>145 N. Mall Drive #58</u> |
| City: <u>Saint Petersburg</u> | City: <u>Saint George</u> |
| State: <u>FL</u> Zip: <u>33704</u> | State: <u>Utah</u> Zip: <u>84790</u> |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20007105-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED