

DOUGLAS COUNTY, NV
RPTT:\$916.50 Rec:\$40.00
\$956.50 Pgs=5
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-952046

09/04/2020 01:19 PM

APN: 1319-30-540-007

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Kylan Matthew Nieh
317 Quaking Aspen Lane #7
Stateline, NV 89449

ESCROW NO: 44000090-NF4

RPTT \$ 916.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **317 Quaking Aspen, LLC, a Nevada limited liability company**

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

Kylan Matthew Nieh, a single man

all that real property situated in the City of Stateline, 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.

THIS DOCUMENT SIGNED IN COUNTERPART AND TO BE DEEMED AS ONE

317 Quaking Aspen, LLC, a Nevada limited liability company

[Handwritten Signature]

Owens Trust DTD 02/24/1993
By : William C. Owens, Trustee
Its: Managing Member

Tahoe Property Consultants, LLC, a Nevada limited liability company
By: G. Randy Lane
Its: Managing Member

STATE OF NEVADA
COUNTY OF

} ss:

For Notarization please see the attached CA Acknowledgement Jurat form. *[Handwritten Signature]*

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)

Grant, Bargain,
Sale Deed

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 Alameda

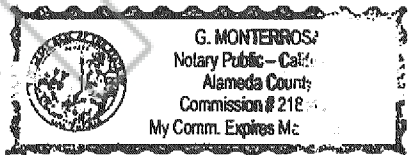
On August 18, 2020 before me, G. Monterrosa, Notary Public
(insert name and title of the officer)

personally appeared William C. Owens
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.

G. MONTERROSA
NOTARY PUBLIC -
CALIFORNIA
ALAMEDA COUNTY
COMMISSION #
2183461
EXPIRES MAR 15,
(Seal) 2021



Signature

W.C. Owens

317 Quaking Aspen, LLC, a Nevada limited liability company

Owens Trust DTD 02/24/1993

By : William C. Owens, Trustee

Its: Managing Member

G. Randy Lane

Tahoe Property Consultants, LLC, a Nevada limited liability company

By: G. Randy Lane

Its: Managing Member

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 09/01/2020

by G. RANDY LANE

Natalie Frey (seal)
Notary Public

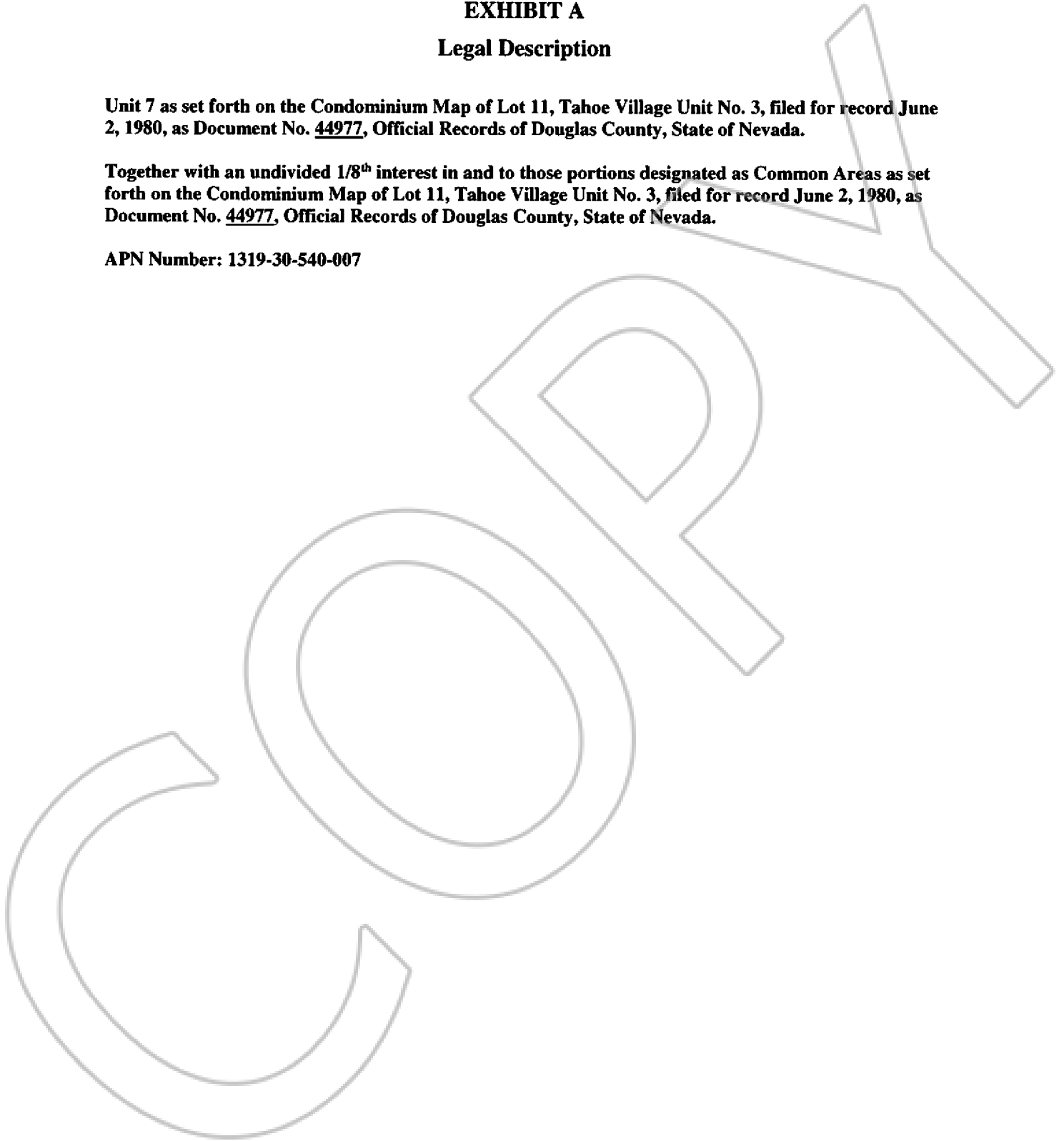
 NATALIE FREY
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2786-5 - Expires May 31, 2021

EXHIBIT A
Legal Description

Unit 7 as set forth on the Condominium Map of Lot 11, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44977, Official Records of Douglas County, State of Nevada.

Together with an undivided 1/8th interest in and to those portions designated as Common Areas as set forth on the Condominium Map of Lot 11, Tahoe Village Unit No. 3, filed for record June 2, 1980, as Document No. 44977, Official Records of Douglas County, State of Nevada.

APN Number: 1319-30-540-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-540-007
 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 _____

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

3. a. Total Value/Sales Price of Property: \$ 235,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 235,000.00
 d. Real Property Transfer Tax Due: \$ 916.50

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 %

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 [Handwritten Signature] Capacity E-officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: 317 Quaking Aspen, LLC, a Nevada limited liability company
 Address: P.O. Box 456
 City: Zephyr Cove
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Kylan Matthew Nieh
 Address: 317 Quaking Aspen #7
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000090-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED