

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER (NRS 239B.030)



APN: 1319-30-636-001

KAREN ELLISON, RECORDER

E09

WHEN RECORDED MAIL TO:
SEND TAX DOCUMENTS TO:

Magnify Asset Investments, LLC
145 N Mall Drive #58
St. George, UT 84790

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

I, RYAN D. BOLTON, for no consideration, do hereby remise, release and forever quitclaim all right, title and interest to, MAGNIFY ASSET INVESTMENTS, LLC, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

Unit A 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.

Commonly known as: 348 Quaking Aspen Lane #A

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

IN WITNESS THEREOF, Manager of MAGNIFY ASSET INVESTMENTS, LLC, RYAN D. BOLTON has signed and sealed these presents the day and year below written.

DATE: October 9th, 2020



Signature, RYAN D. BOLTON

-LOOSE CERTIFICATE OF ACKNOWLEDGMENT ATTACHED-

STATE OF UTAH)
COUNTY OF *Washington*)

This instrument was acknowledged before me on October 9, 2020, by
RYAN D. BOLTON.



NOTARY PUBLIC



THIS CERTIFICATE ATTACHED TO A QUIT CLAIM DEED
Dated October 9, 2020

COOPER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1319-30-636-001
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE
DATE OF RECORDING:	<u>10/14/20</u>
NOTES:	<u>200 Cent of Aug. 2020</u>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 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: A transfer, assignment or other conveyance to a corporation or other business organization if person conveying the property owns 100% of the corporation or organization to which the conveyance is made.
 c. 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>Ryan D. Bolton</u>	Print Name: <u>Magnify Asset Investments, LLC, Ryan D. Bolton- Manager</u>
Address: <u>145 N. Mall Dr. #58</u>	Address: <u>145 N. Mall Dr. #58</u>
City: <u>St. George</u>	City: <u>St. George</u>
State: <u>UT</u> Zip: <u>84790</u>	State: <u>UT</u> Zip: <u>84790</u>

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: A+ Documents Escrow # _____
 Address 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703