

DOUGLAS COUNTY, NV **2021-959371**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=4 01/04/2021 02:20 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-26-101-017

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**

Tobias Johnson
PO Box 2921
Stateline NV 89449
ESCROW NO: 11001184JML

RPTT \$1,755.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Happy Happy Happy Investments LLC, a California Limited Liability Company

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

Anthony Tobias Johnson and Andrea D Pinedo-Johnson, husband and wife as joint tenants with right of survivorship

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.

Happy Happy Happy Investments LLC, a California
Limited Liability Company

Jim H Phelps MANAGER
By: Jim H Phelps, Manager

Darla J Phelps MANAGER
By: Darla J Phelps, Manager

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

See attached certificate

(seal)

Notary Public

*See
Attached*

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 Kern

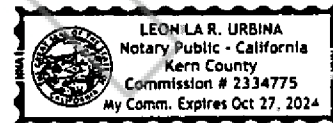
On 12/30 /2020 before me, Leonila R Urbina, Notary Public
(insert name and title of the officer)

personally appeared Jim H. Phelps and Darla J. Phelps
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.

Signature  (Seal)



Parcel A:

A portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 16, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Commencing at a point of the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., 900.50 feet West of the quarter corner common to said Sections 23 and 26; thence beginning South 0°08' West a distance of 138.56 feet to the true point of beginning; thence continuing South 0°08' West a distance of 144.98; thence North 89°46' West a distance of 82.30 feet; thence North 0°08' West a distance of 144.98 feet; thence South 89°46' East a distance of 82.30 feet to the point of beginning.

Parcel B:

An easement 15 feet in width lying Westerly of parallel with a line described as bearing North 00°08'00" East from the Northwest corner of the herein described property.

Parcel C:

An easement and right of way for a roadway described in Agreement recorded May 18, 1967, in Book 49, Page 598, As Document No. 36291, Official Records, Douglas County, Nevada.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED August 31, 2020 AS INSTRUMENT NO. 2020-951702.

APN: 1318-26-101-017

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1318-26-101-017
 - 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: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 450,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 450,000.00
- d. Real Property Transfer Tax Due: \$ 1,755.00

4. **If Exemption Claimed**
- a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

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

Print Name: Happy Happy Happy Investments LLC, a California Limited Liability Company

Address: 16327 Becky Avenue

City: Bakersfield

State: CA Zip: 93314

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

Print Name: Toby Johnson and Andrea Johnson

Address: PO Box 2921

City: Starkline

State: NV Zip: 89442

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001184-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED