

DOUGLAS COUNTY, NV **2021-963333**
RPTT:\$1881.75 Rec:\$40.00
\$1,921.75 Pgs=3 03/11/2021 01:10 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-311-018
R.P.T.T.	\$1,881.75
File No.:	1137036
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Tiger Bub, LLC	
12250 S Hills Dr.	
Reno NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Nicole C. Smith and Courtney D. Smith, Successor Trustees of the Smith Family Trust dated May 4, 2015** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Tiger Bub, LLC, a Nevada Limited Liability Company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 18, Block A of as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 09, 1996, in Book 1296 at Page 1286, as Document No. 402540, and by Certificate of Amendment recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479.

Assessors Parcel Map

*SUBJECT TO:


1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3/9/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Smith Family Trust dated May 4, 2015



Nicole Smith, Successor Trustee

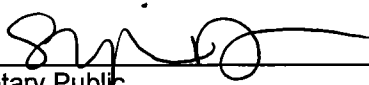


Courtney D. Smith, Successor Trustee

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 9th day of March, 2021

By: ~~Nikki Smith~~ and Courtney Smith
sm

Signature: 
Notary Public

My Commission Expires: 10/24/2023



STATE OF NEVADA

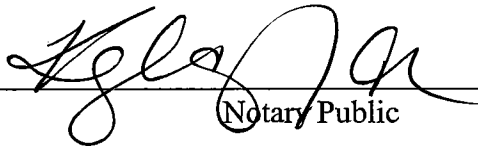
} s.s.

COUNTY OF Carson City_____

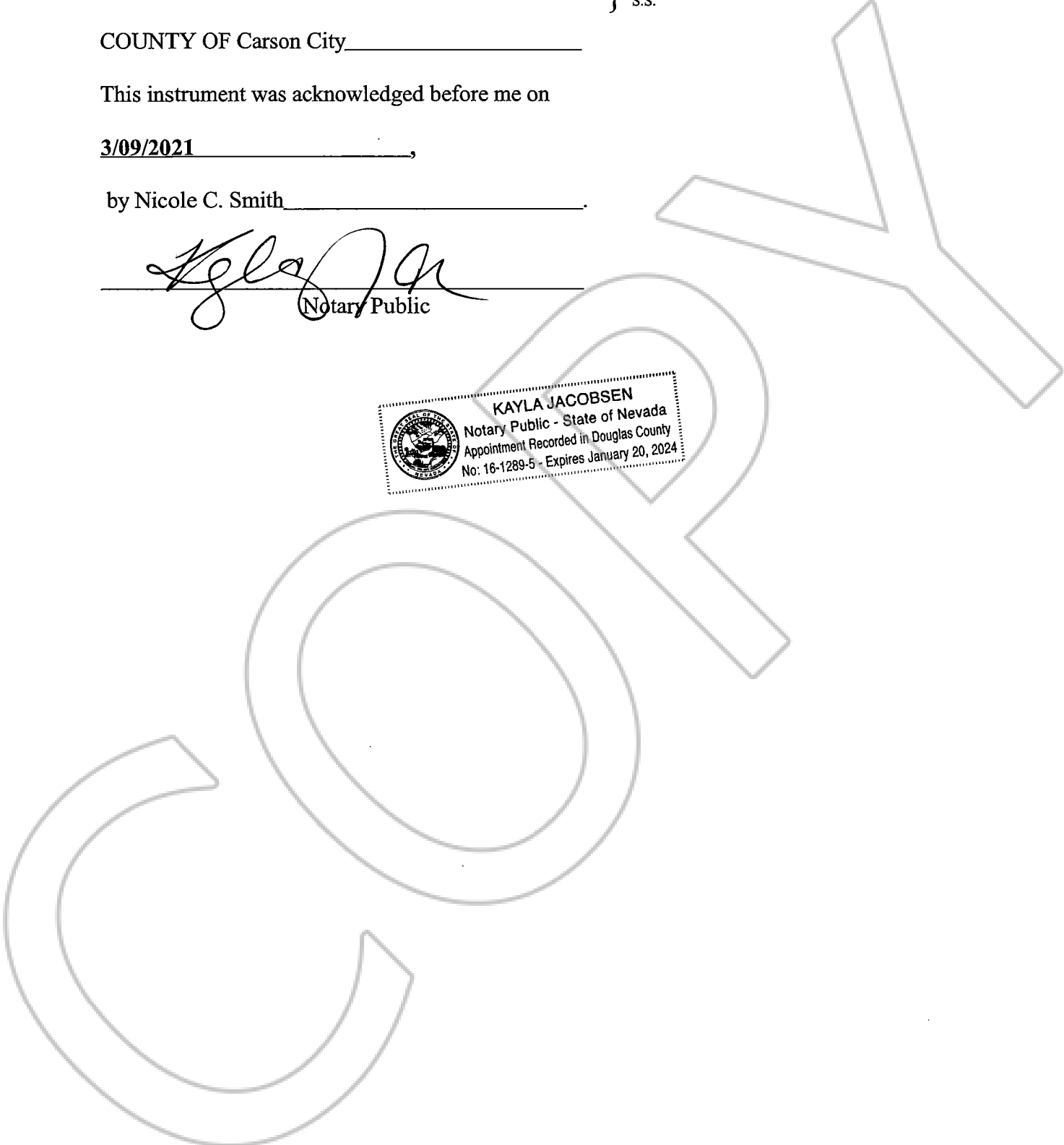
This instrument was acknowledged before me on

3/09/2021_____

by Nicole C. Smith_____



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-311-018
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 482,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 482,500.00
 d. Real Property Transfer Tax Due \$ 1,881.75

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 *[Handwritten Signature]* Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Smith Family Trust dated May 4, 2015
 Address: 3256 Meadowlands Dr.
 City: Sparks
 State: NV Zip: 89432

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Tiger Bub, LLC, a Nevada Limited Liability Company
 Address: 12250 S Hills Dr.
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1137036 KDJ
 Address: 2310 S. Carson St., Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED