

APN: 1319-30-636-003
R.P.T.T.: \$1,554.15
Escrow No.: 21014404-DR
When Recorded Return To:
145 N. Mall Drive #58
St George, UT 84790

Mail Tax Statements to:
145 N. Mall Drive #58
St George, UT 84790

DOUGLAS COUNTY, NV
RPTT:\$1554.15 Rec:\$40.00
\$1,594.15 Pgs=2
2021-964524
03/30/2021 03:14 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Magnify Asset Investment, LLC.

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 City of Stateline, County of Douglas, State of Nevada, described as follows:

Unit C 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.

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

Dated this 26 day of March, 2021.

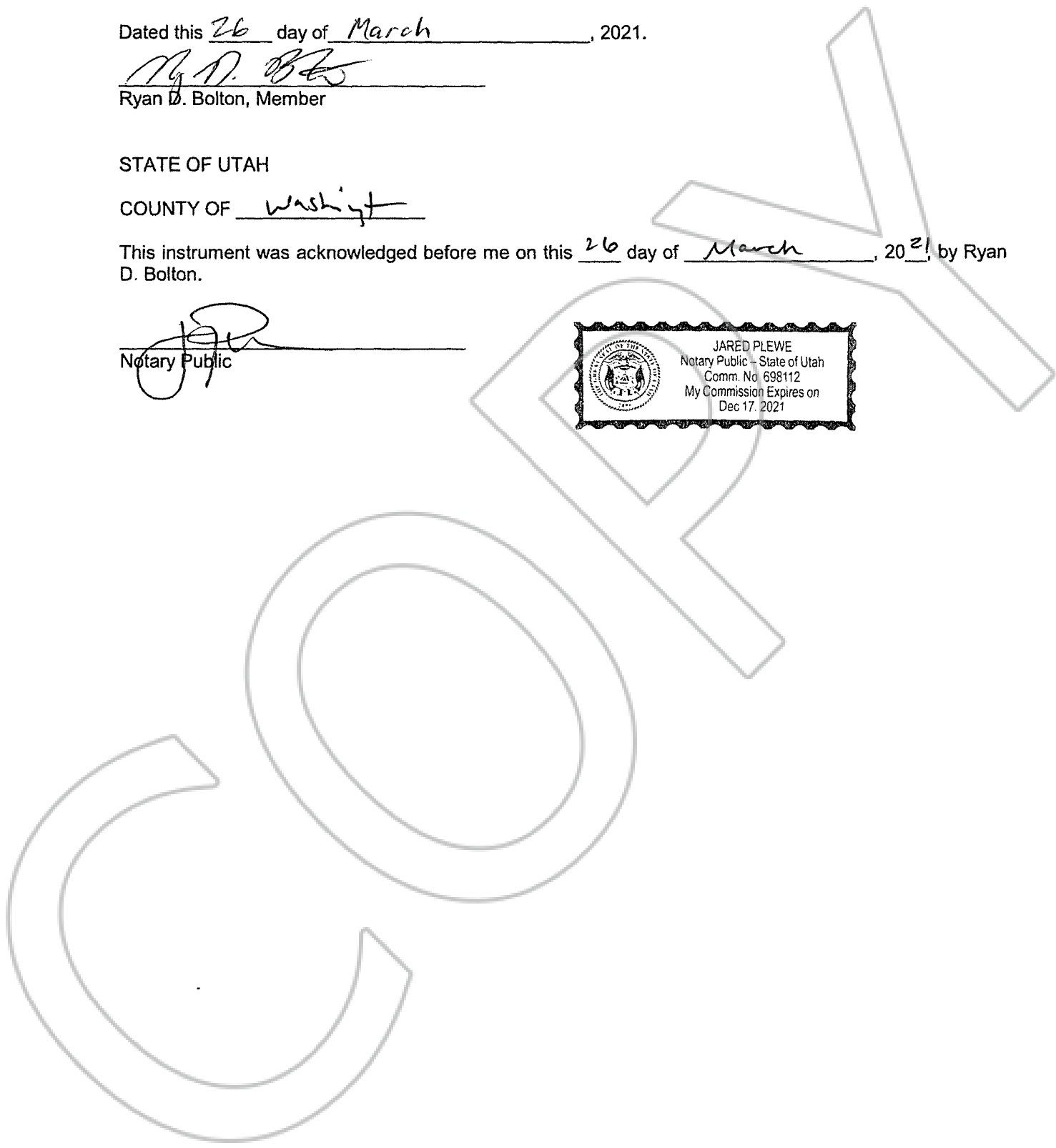
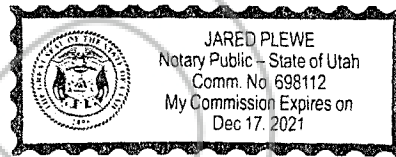
Ryan D. Bolton
Ryan D. Bolton, Member

STATE OF UTAH

COUNTY OF Washington

This instrument was acknowledged before me on this 26 day of March, 2021, by Ryan D. Bolton.

Jared Plewe
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-636-003
 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) \$
 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: _____

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Magnify Asset Investment LLC</u>	Print Name: <u>Ryan D. Bolton</u>
Address: <u>145 N. Mall Drive #58</u>	Address: <u>145 N. Mall Drive #58</u>
City: <u>Saint George</u>	City: <u>Saint 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 seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 21014404-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