

DOUGLAS COUNTY, NV

**2021-964628**

RPTT:\$292.50 Rec:\$40.00

\$332.50 Pgs=3

03/31/2021 03:21 PM

TOIYABE TITLE

KAREN ELLISON, RECORDER

**APN: 1022-16-001-022**

**RPTT: \$292.50**

**Escrow No. 2112931**

**When Recorded Return to:**

**Majuba LLC**

**6770 S. McCarran Blvd.  
Reno, NV 89509**

**Mail Tax Statements to:**

**Grantee same as above.**

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### **Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Steven Bohler, an unmarried man

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Majuba LLC, a Nevada limited liability company

All that real property situated in the City of Wellington, 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.

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2112931  
Page Two.

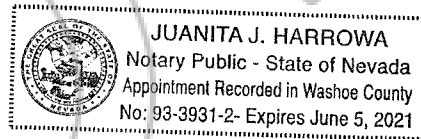
Witness my hand(s) this 29<sup>th</sup> day of March, 2021.

Steven Bohler Date: 3/29/21  
Steven Bohler

STATE OF Nevada  
COUNTY OF ~~Washoe~~ Douglas

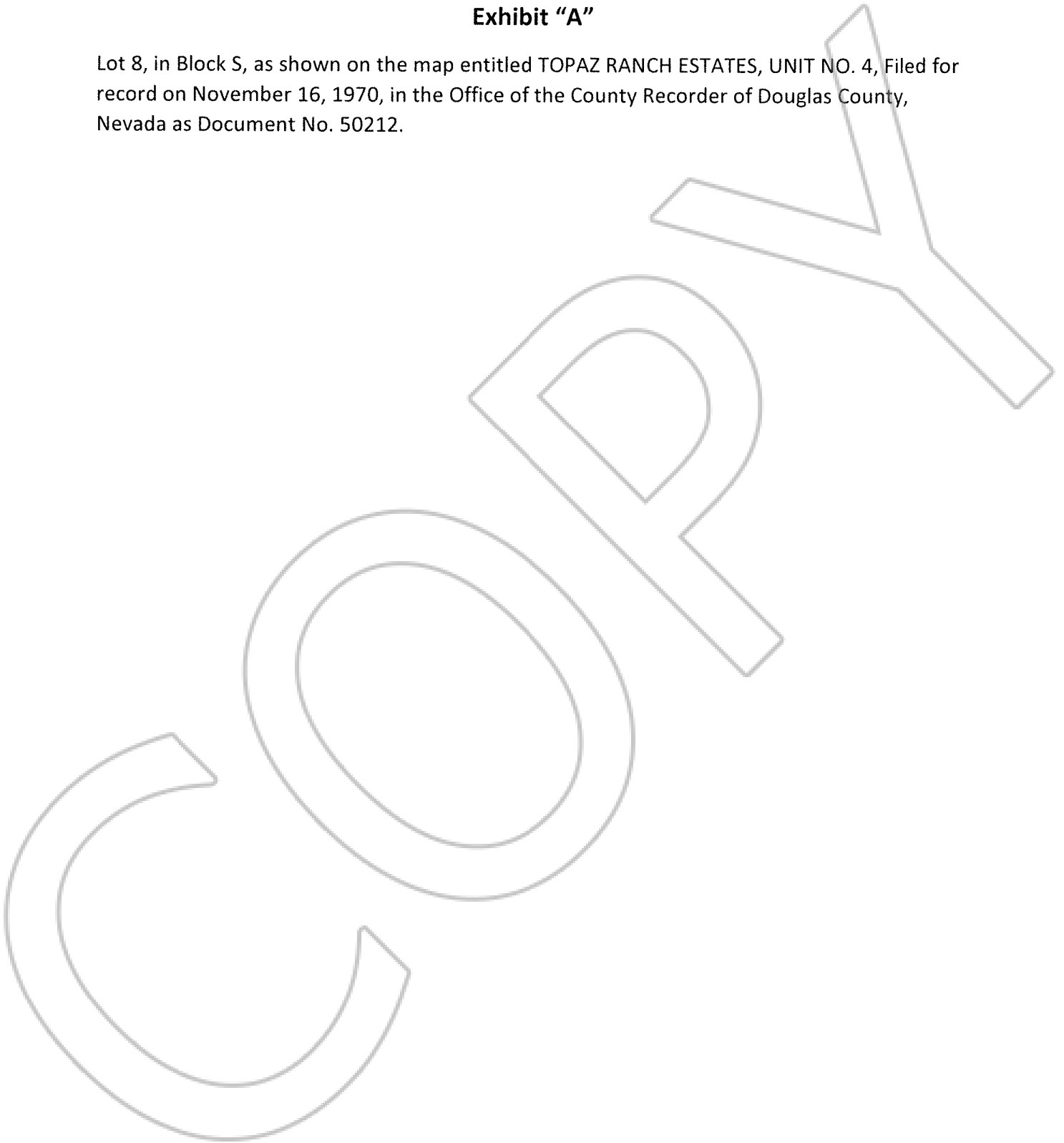
This instrument was acknowledged before me on this 29<sup>th</sup> day of  
March, 2021 by Steven Bohler

[Signature]  
NOTARY PUBLIC



**Exhibit "A"**

Lot 8, in Block S, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, Filed for record on November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada as Document No. 50212.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-16-001-022  
 b.  
 c.  
 d.

2. Type of Property
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land        | b. <input type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse    | d. <input type="checkbox"/> 2 – 4 Plex              |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial   |
| g. <input type="checkbox"/> Agricultural       | h. <input checked="" type="checkbox"/> Mobile Home  |
| i. <input type="checkbox"/> Other              |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$75,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$75,000.00
d. Real Property Transfer Tax Due	\$292.50

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 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: *Steven Bohler* Capacity: grantor

Signature: *Kristen Juell as agent for* Capacity: grantee

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

Print Name: Steven Bohler  
 Address: PO Box 392  
 City: Wellington  
 State: Nevada Zip: 89444

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

Print Name: Majuba LLC  
 Address: 6770 S. McCarran Blvd.  
 City: Reno  
 State: Nevada Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Toiyabe Title File Number: 2112931  
 Address: 6774 S McCarran Blvd Suite 102  
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)