

APN: 1319-30-636-002
R.P.T.T.: -0-
Escrow No.: 21014402-DR
When Recorded Return To:
Ryan D. Bolton
145 N. Mall Drive #58
Saint George, UT 84790



KAREN ELLISON, RECORDER E09

Mail Tax Statements to:
Ryan D. Bolton
145 N. Mall Drive #58
Saint George, UT 84790

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ryan D. Bolton, a married man as his sole and separate property

do(es) hereby Grant, Bargain, Sell and Convey to

Magnify Asset Investments, LLC., a Utah limited liability company

all that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

Unit B 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 6th day of April, 2021.

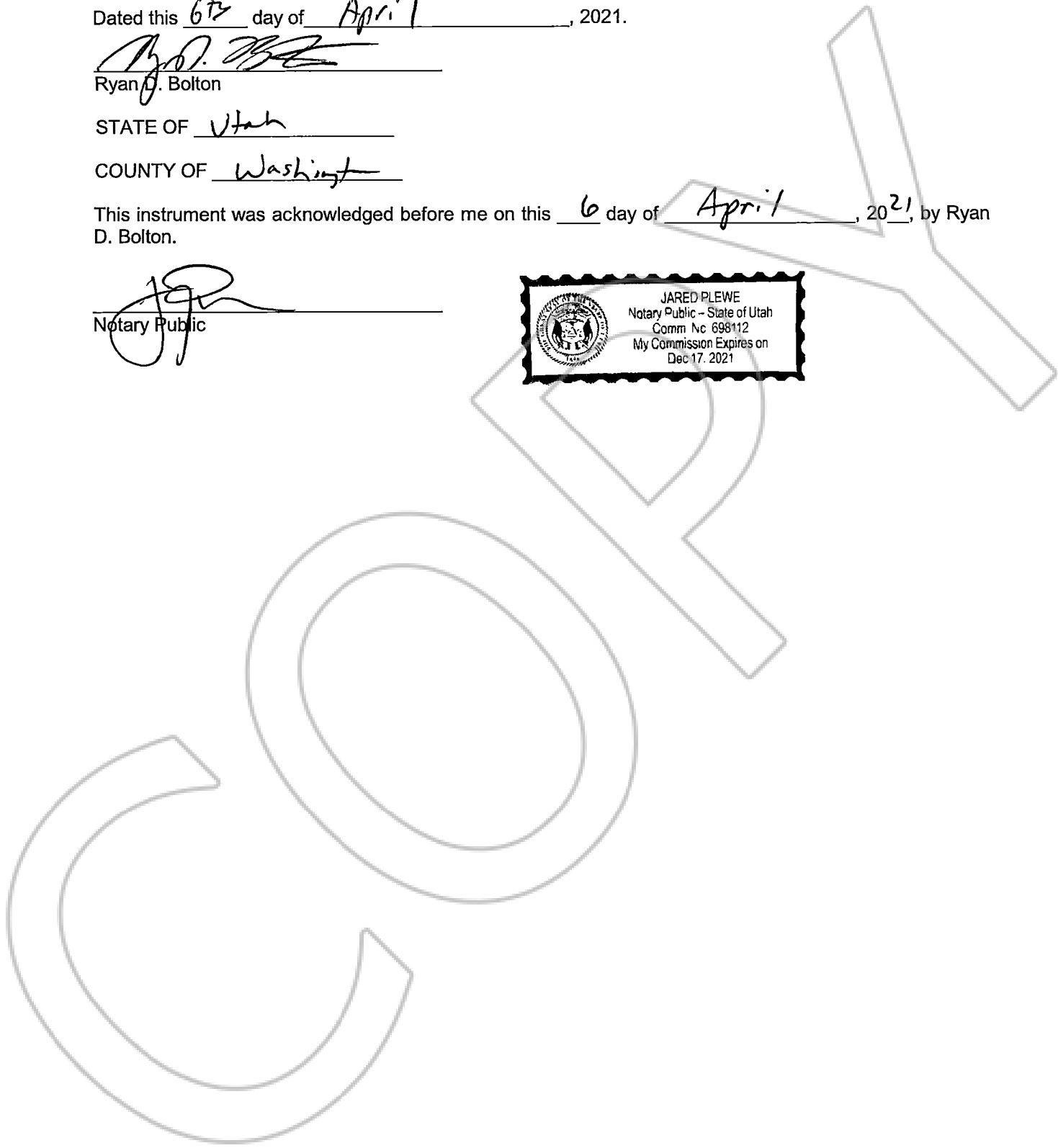
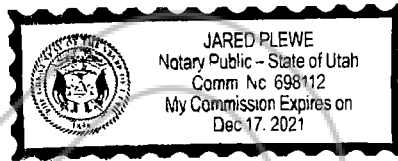
[Signature]
Ryan D. Bolton

STATE OF Utah

COUNTY OF Washington

This instrument was acknowledged before me on this 6 day of April, 2021, by Ryan D. Bolton.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-636-002
 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:	<u>4/8/21</u>
Notes:	<u>- Cert. of Org. of AB</u>

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 9
 b. Explain Reason for Exemption: Transfer from individual to LLC without consideration

5. Partial Interest: Percentage Being Transferred: 100.00%

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>Ryan D. Bolton</u>	Print Name: <u>Magnify Asset Investments, LLC</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>Utah</u> Zip: <u>84790</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21014402-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