

DOUGLAS COUNTY, NV **2021-965427**
RPTT:\$8190.00 Rec:\$40.00
\$8,230.00 Pgs=3 **04/13/2021 01:21 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-111-066
R.P.T.T.: \$8,190.00
Escrow No.: 21016293-DR
When Recorded Return To:
The Stump Family Trust dated 5/23/94
1657 N Mountain View Pl
Fullerton, CA 92831

Mail Tax Statements to:
The Stump Family Trust dated 5/23/94
1657 N Mountain View Pl
Fullerton, CA 92831

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tahoe Breeze, LLC, a Nevada limited liability company

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

Phillip C. Stump and Mary Stump, Trustees of The Stump Family Trust dated 5/23/94

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 7th day of APRIL, 2021.

Tahoe Breeze, LLC, a Nevada limited liability company

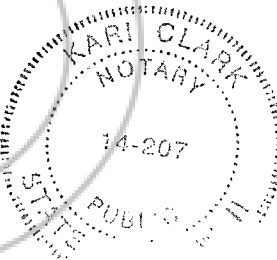
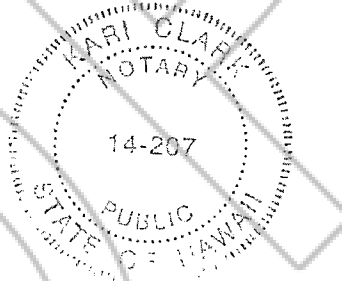
BY: Cheri Jacobsen Adams
Cheri Jacobsen Adams, Manager

BY: Lexie Wayne Adams
Lexie Wayne Adams
Manager

STATE OF NEVADA ^{to} HAWAII
COUNTY OF HAWAII

This instrument was acknowledged before me on this 7th day of APRIL, 2021, by Cheri Jacobsen Adams, as Manager and Lexie Wayne Adams, as Manager of Tahoe Breeze, LLC, a Nevada limited liability company.

Kari Clark
Notary Public KARI CLARK
Comm exp 06/15/2022



Doc. Date:	<u>4/7/2021</u>	# Pages:	<u>3</u>
Notary Name:	<u>KARI CLARK 3rd Circuit</u>		
Doc. Description:	<u>Grant, Bargain, Sale deed</u>		
Notary Signature	<u>Kari Clark</u>	Date	<u>4/7/2021</u>

EXHIBIT A

PARCEL 1:

Lot 117, of Pinewild, Phase 2, a Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 23rd, 1973, as Document No. 69660.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

PARCEL 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

Assessors Parcel No.: 1318-15-111-066

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-111-066
 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: \$2,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,100,000.00
 d. Real Property Transfer Tax Due: \$8,190.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 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: Charles Adams Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tahoe Breeze, LLC, a Nevada limited liability company
 Address: 18124 Wedge ParkWay, 1045
 City: Reno
 State: NV Zip: 89511

Print Name: Philip C. Stump and Mary Stump, Trustees of The Stump Family Trust dated 5/23/94
 Address: 1657 N Mountain View Pl
 City: Fullerton
 State: California Zip: 92831

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016293-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