

DOUGLAS COUNTY, NV

2021-966520

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=1

04/29/2021 11:01 AM

FELDMAN THIEL LLP

KAREN ELLISON, RECORDER

E09

APN: 1420-35-310-005

Recording requested by  
and when recorded, mail to:

Feldman Thiel LLP  
P.O. Box 1309  
Zephyr Cove, NV 89448

Mail Tax Statements to:

FTR 2698 Skyline, LLC  
P.O. Box 1035  
Zephyr Cove, NV 89448

Above Space Reserved for Recording Information

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CYNTHIA ANN MOGUS, a single woman, does hereby grant to FTR 2698 SKYLINE, LLC, a Nevada limited liability company, all that real property situated in Douglas County, State of Nevada, bounded and described as more particularly described as follows:

Lot 5 in Block A as set forth on the Final Subdivision Map FSM #94-04-01 for Skyline Ranch Phase I filed for record with the Douglas County Recorder on May 11, 2001 in Book 0501, of Official Records, Page 3298 as Document 514006.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated:

4/19/21

Cynthia Ann Mogus  
Cynthia Ann Mogus

STATE OF Nevada )

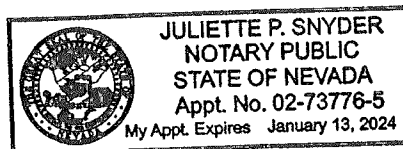
COUNTY OF Douglas )

ss.

This instrument was acknowledged before me on April 19, 2021, by Cynthia Ann Mogus.

Juliette P. Snyder  
Notary Public

My Commission Expires: 1/13/24



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-35-310-005  
 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'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Operating Agmt OK - JS</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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: R&T Code 11925, transfer btwn individual/legal entity, proportional interest the same

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 Cynthia Mogus Capacity individual

Signature Cynthia Mogus Capacity Member - FTR 2698 Skyline LLC

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Cynthia A Mogus  
 Address: P.O. Box 1035  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: FTR 2698 Skyline LLC  
 Address: P.O. Box 1035  
 City: Zephyr Cove  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Feldman Thiel Escrow # \_\_\_\_\_  
 Address: P.O. Box 1309  
 City: Zephyr Cove State: NV Zip: 89448

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