

DOUGLAS COUNTY, NV **2021-966662**  
RPTT:\$1150.50 Rec:\$40.00  
\$1,190.50 Pgs=3 **04/30/2021 12:00 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-713-003

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Samohja LLC  
PO Box 823  
Glendora, CA 91740

Escrow No.: ZC3100-JL

RPTT \$1,150.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Robert D Deaton, Trustee of the Robert D Deaton 2019 Trust dated August 21, 2019

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Samoja LLC, a California Limited Liability Company**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Robert D Deaton, Trustee  
Robert D Deaton, Trustee

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on March 9, 2021

by Robert D Deaton

[Signature] (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Unit C, as set forth on the Condominium Map of Lot 145, TAHOE VILLAGE UNIT NO. 1, Amended Map, filed for record November 24, 1981, as Document No. 62710, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/4<sup>th</sup> interest in and to those portions designated as Common Area as set forth on the Condominium Map of Lot 145, TAHOE VILLAGE UNIT NO. 1, Amended Map, filed for record November 24, 1981, as Document No. 62710, Official Records of Douglas County, State of Nevada.

APN: 1319-30-713-003

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-30-713-003
- 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
- Other

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

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$295,000.00

Transfer Tax Value \$295,000.00

Real Property Transfer Tax Due: \$1,150.50

**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 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 *Robert Deaton*      DocuSigned by: *Robert Deaton*      Agent

Signature \_\_\_\_\_      By: Michele Assael-Shafia, Manager

**SELLER (GRANTOR) INFORMATION**  
**(Required)**

Print Name: Robert Deaton

Address: PO Box 7172-372  
Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**  
**(Required)**

Print Name: Samoja, LLC a Nevada Limited Liability Company

Address: P.O. Box 823  
Glendora, CA 91740

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

Print Name: Signature Title Company LLC      Escrow #: ZC3100-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**