

1318-10-316-009

APN #:05-171-090

Recording Requested by:

Daruka Wanigatunga

73 Esmeyer Drive

San Rafael, CA 94903

Return Document To:

Daruka Wanigatunga

73 Esmeyer Drive

San Rafael, CA 94903

Mail Tax Statement to:

Daruka Wanigatunga

73 Esmeyer Drive

San Rafael, CA 94903



KAREN ELLISON, RECORDER

Grant Deed

GRANT DEED, made this Fifth day of May 2021 by and between

Daruka Wanigatunga

Whose address is

73 Esmeyer Drive

San Rafael, CA 94903

("GRANTOR(S)") and

JWANIGATUNGA LLC.

Whose address is

73 Esmeyer Drive

San Rafael CA 94903

("GRANTEE(S)"),

THE GRANTOR(S), for and in consideration of \$10.00

The receipt and sufficiency of which is hereby acknowledged and received, does hereby remise, release and grant unto the GRANTEE(S) and his/her heirs and assigns, the following premises located in the County of Douglas

State of Nevada - legally described as follows:

Lot 6, Block E, of Plat of Zephyr Heights Subdivision No.5, being a portion of the Southwest Quarter of Section 10, Township 13 North Range 18 East, M.D.B.&M., as filed in the Office Of The County Recorder of Douglas County, State of Nevada, On June 7, 1955, as Document No. 104422. APN 05-171-090

Also known as street and number:

638 Zephyr Heights Drive, Zephyr Cove, Nevada 89448

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

I or, (We), the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security Number

Signature [Handwritten Signature]
Print Name DARUKA WANIGATUNGA
Capacity Grantor

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

STATE OF Nevada

COUNTY OF Douglas

Or 05/05/2021 before me Delila Lowe personally appeared
Daruka Wanigatunga

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

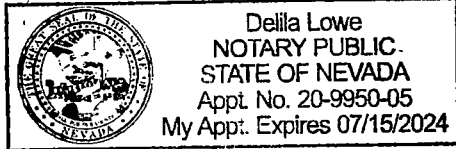
Signature [Handwritten Signature]

Print Name Delila Lowe

My Commission Expires 7/15/2024

Certificate of Appointment Number 20-9950-05 (For Nevada Notaries Only)

[NOTARY SEAL]



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 05-171-090
 b. 1318-10-316-009
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 303,500
 b. Deed in Lieu of Foreclosure Only (value of property) (0)
 c. Transfer Tax Value: \$ 303,500
 d. Real Property Transfer Tax Due \$ 1183.65

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: TRANSFER TO LLC

5. Partial Interest: Percentage being transferred: 100 %
 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 [Handwritten Signature] Capacity: GRANTOR.

Signature [Handwritten Signature] Capacity: GRANTEE.

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

Print Name: DARUKA WANIGATUNGA
 Address: 73 ESMAYER DR.
 City: SAN RAFAEL
 State: CA Zip: 94903

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

Print Name: JUANIGATUNGA LLC
 Address: 73 ESMAYER DRIVE
 City: SAN RAFAEL
 State: CA Zip: 94903

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

Print Name: DARUKA WANIGATUNGA Escrow # N/A
 Address: 73 ESMAYER DR.
 City: SAN RAFAEL State: CA Zip: 94903