



KAREN ELLISON, RECORDER

A. P. No. 1220-22-410-116

R.P.T.T. \$ _____

When recorded mail to:
Kit Andrew Hobson
Mercedita Jacobe Hobson
1467 Kathy Way
Gardnerville, NV 89460

Mail tax statements to:
Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

DEED

THIS INDENTURE WITNESSETH: That THE FALCON GROUP 1962 LLC, a California limited liability company, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to KIT ANDREW HOBSON, a single man, as to an undivided fifty percent (50%) interest and MERCEDITA JACOBE HOBSON, an unmarried woman, as to an undivided fifty percent (50%) interest, as tenants in common, whose address is: 1467 Kathy Way, Gardnerville, NV 89460, all right, title and interest in that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 928, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, Page 676, as Document No. 72456.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED May 12, 2021.

THE FALCON GROUP 1962 LLC, a California limited liability company

By: [Signature]
Shahin Shahabi
Its: Manager

State of CA

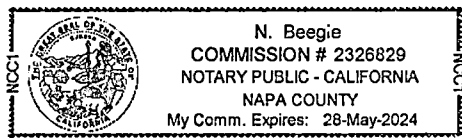
County of Nevada

On May 12, 2021, before me, N. Beegie, a Notary Public, personally appeared SHAHIN SHAHABI, as Manager of THE FALCON GROUP 1962 LLC, a California limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1220-22-410-116

2. Type of Property:

- a) Vacant Land b) Single Fam Res.
c) Condo/Twnhse d) 2-4 Plex
e) At. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other

FOR RECORDERS OPTIONAL USE ONLY Notes: _____ _____
--

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 177,457.
Transfer Tax Value: \$ 177,457.
Real Property Transfer Tax Due: \$ 692.25

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 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 X [Signature] Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>The Falcon Group 1962, LLC</u>	Print Name: <u>Kit Andrew Hobson & A California limited liability company</u>
Address: <u>1004 Clinton Street</u>	Address: <u>Mercedita Jacobe Hobson</u>
City: <u>Napa</u>	City: <u>1467 Kathy Way</u>
State: <u>CA</u> Zip: <u>94559</u>	City: <u>Gardnerville</u>
	State: <u>NV</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: _____ Escrow No. _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)