

DOUGLAS COUNTY, NV  
RPTT:\$1396.20 Rec:\$40.00  
\$1,436.20 Pgs=3  
TOIYABE TITLE  
KAREN ELLISON, RECORDER

**2021-968667**

**06/04/2021 03:41 PM**

**APN: 1220-22-310-140**

**RPTT: \$1,396.20**

**Escrow No. 2113087**

**When Recorded Return to:**

**Clan Alpine, LLC, a Nevada limited liability company**

**6770 S. McCarran Blvd.  
Reno, NV 89509**

**Mail Tax Statements to:**

**Grantee same as above.**

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### **Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Marilyn Hogan-Ansari, Trustee of the Marilyn Hogan-Ansari Family Trust, dated November 16, 2020

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Clan Alpine, LLC, a Nevada limited liability company

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

See Exhibit "A" attached hereto and made a part hereof.

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

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2113087  
Page Two.

Witness my hand this 4<sup>th</sup> day of June, 2021.

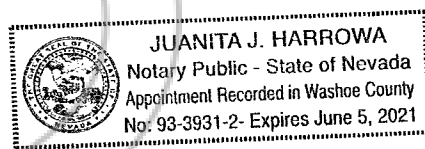
Marilyn Hogan-Ansari Family Trust

By: Marilyn Hogan-Ansari  
Marilyn Hogan-Ansari, Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

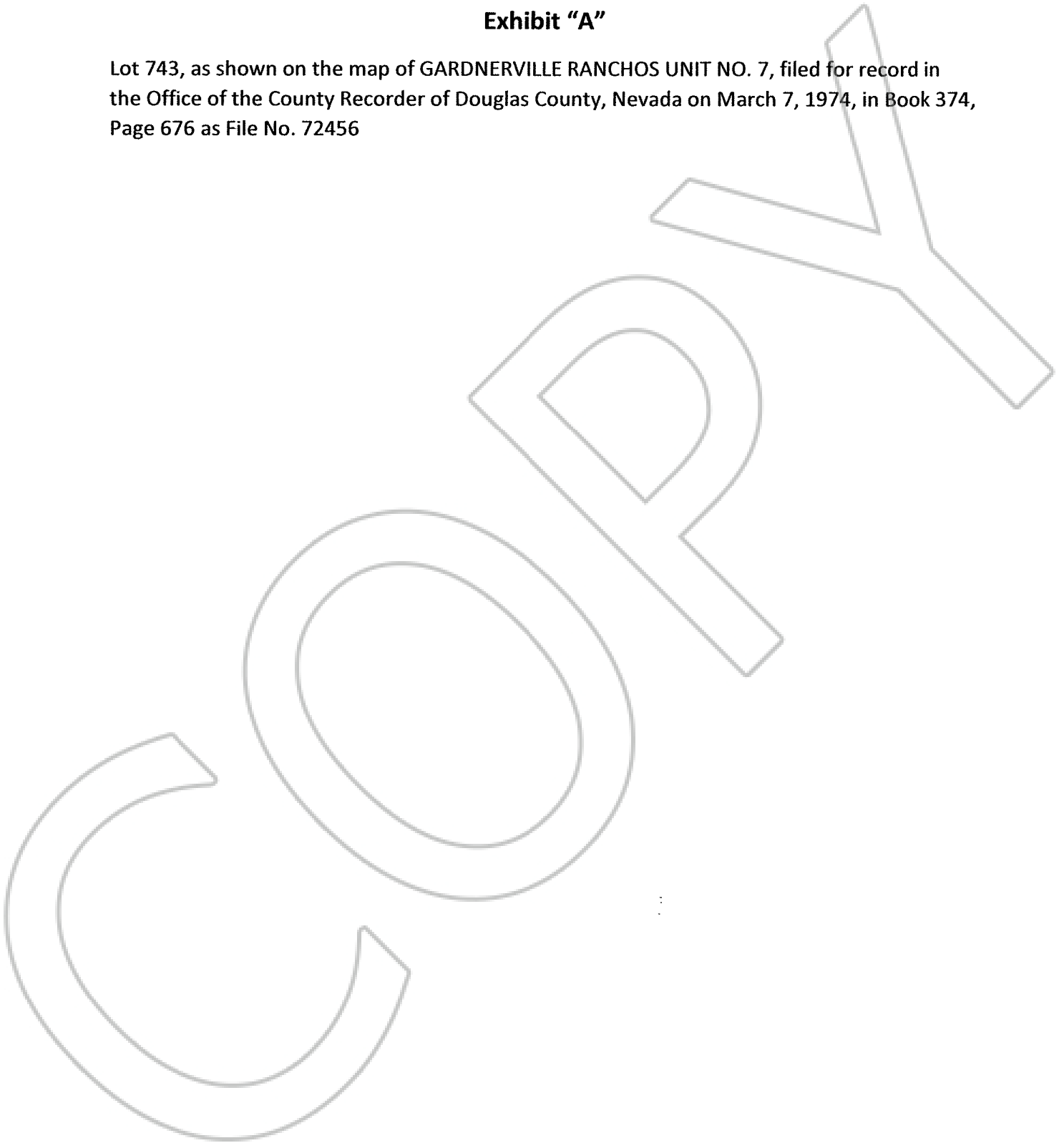
This instrument was acknowledged before me on this 4<sup>th</sup> day of June, 2021,  
by Marilyn Hogan-Ansari.\*\*

\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**

Lot 743, 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 7, 1974, in Book 374, Page 676 as File No. 72456



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-22-310-140  
 b.  
 c.  
 d.

2. Type of Property  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2 – 4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial  
 g.  Agricultural  
 h.  Mobile Home  
 i.  Other

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

3.

a. Total Value/Sales Price of Property	\$358,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$358,000.00
d. Real Property Transfer Tax Due	\$1,396.20

4. If Exempt Claimed:  
 a. Transfer Tax Exemption, per 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: *[Handwritten Signature]*  
 Signature: *[Handwritten Signature]*

Capacity: *Grantor*  
 Capacity: *Grantee*

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

Print Name: Marilyn Hogan-Ansari  
Trustee of the Marilyn  
Hogan-Ansari Family Trust  
 Address: 10890 Dancing Aspen Drive  
 City: Reno  
 State: Nevada Zip: 89521

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

Print Name: Clan Alpine, LLC, a Nevada  
limited liability company  
 Address: 6770 S. McCarran Blvd.  
 City: Reno  
 State: Nevada Zip: 89509

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

Print Name: Toiyabe Title File Number: 2113087  
 Address: 6774 S McCarran Blvd Suite 102  
 City: Reno State: NV Zip: 89509