

A.P.N. No.:	1220-10-110-014
R.P.T.T.	#9
File No.:	1239218 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Jonathan Price and Erin Price	
983 Marianne way	
Gardnerville, NV 89460	



KAREN ELLISON, RECORDER

E09

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jonathan Price and Erin Price, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JEAO Investments, LLC, a Nevada Limited Liability Company, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 3A in Block B of Jewel Commercial Park, Phase 1, according to the Map thereof, Filed in the Office of the County Recorder of Douglas County, State of Nevada on September 24, 1992, in Book 992, Page 4169, as Document No. 289083.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 27, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Jonathan Price
Jonathan Price

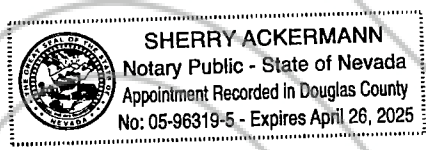
Erin Price
Erin Price

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 27 day of May, 2021
By: Jonathan Price and Erin Price

Signature: Sherry Ackermann
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-10-110-014
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: *Operating papers OK-KE*

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: Transfer to LLC with no consideration seller owns 100% of the 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 _____% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Jonathan Price* Capacity _____ Grantor _____
 Signature _____ Capacity _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jonathan Price and Erin Price
 Address: 983 Marianne Way
 City: Gardnerville, NV
 State: Nevada Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: JEAO Investments, LLC, a
Nevada Limited Liability Company
 Address: 983 Marianne Way
 City: Gardnerville
 State: Nevada Zip: 89460

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED