

DOUGLAS COUNTY, NV **2021-969109**
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=3 **06/14/2021 03:40 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--|----------------------|
| A.P.N. No.: | 1420-18-113-069 |
| R.P.T.T. | \$1,560.00 |
| File No.: | 1242075 MDD |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Sierra Solitude, LLC, a Nevada limited liability company | |
| 9450 SW Gemini Drive, PMB 19391 | |
| Beaverton, OR 97008 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Eric L. Strange, a married man as his sole and separate property

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Sierra Solitude, LLC, a Nevada limited liability company

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

*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.

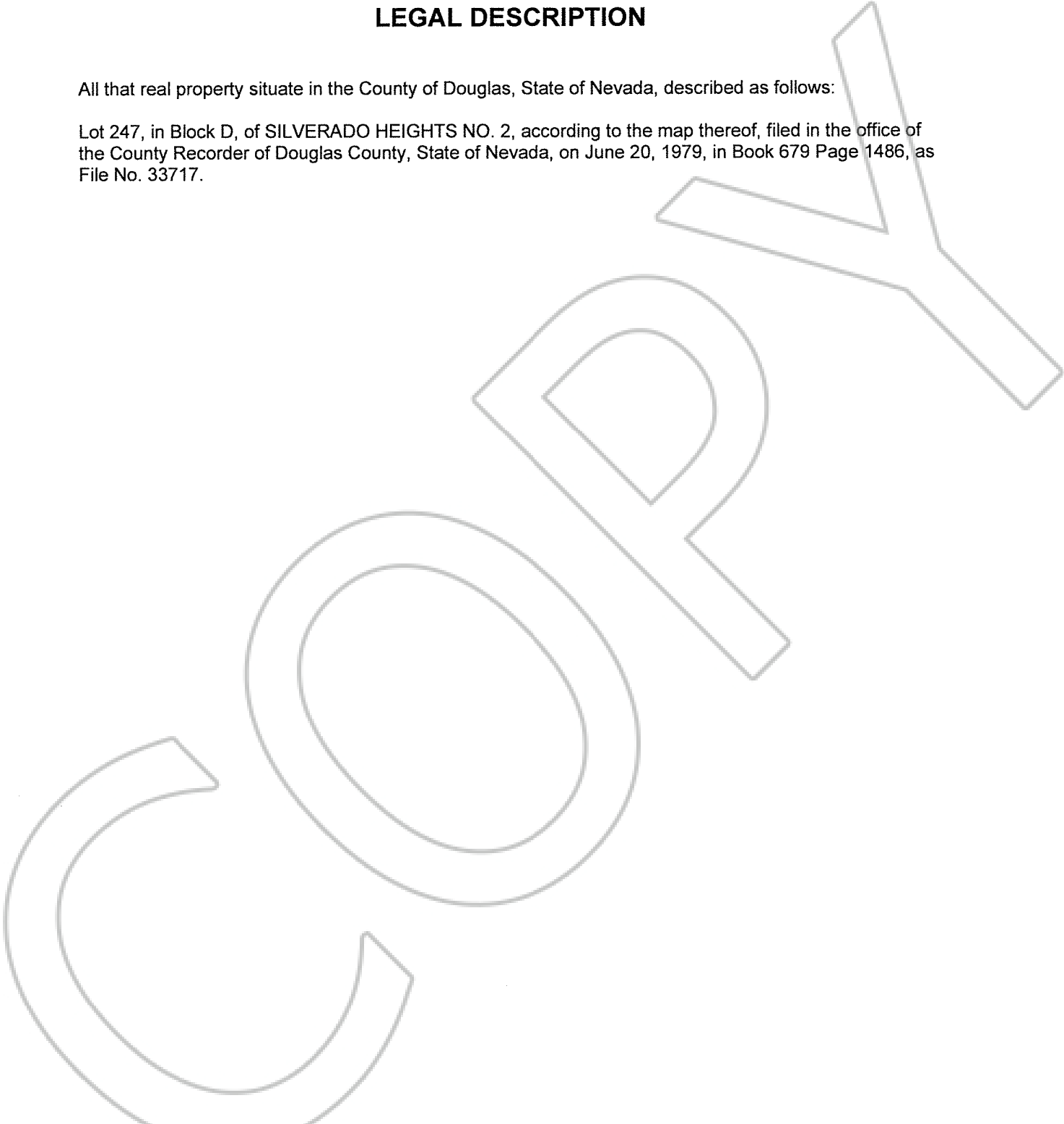
Dated: June 7th, 2021

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 247, in Block D, of SILVERADO HEIGHTS NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 20, 1979, in Book 679 Page 1486, as File No. 33717.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-113-069
 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: _____

3. a. Total Value/Sales Price of Property \$ 400,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 400,000.00
 d. Real Property Transfer Tax Due \$ 1,560.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *[Signature]* Capacity Grantor _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Eric L. Strange
 Address: 328 Heather Ridge
 City: Las Vegas
 State: NV Zip: 89031

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Sierra Solitude, LLC, a Nevada limited liability company
 Address: 9450 SW Gemini Drive, PMB 19391
 City: Beaverton
 State: OR Zip: 97008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1242075 mdd
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511