

DOUGLAS COUNTY, NV **2021-969137**
RPTT:\$7507.50 Rec:\$40.00
\$7,547.50 Pgs=6 **06/15/2021 09:55 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-10-416-049

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Sunstone Investments LLC an Iowa Limited Liability
Company**
12509 Fulton Street
Indian Ola IA 50125

Escrow No.: ZC3128-JL

This document is being signed in counterpart
RPTT \$7,507.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Olga Apar, a widow as to 56.73053% interest and Elisabeth Apar, an unmarried woman as to 21.634735% interest and Frederic Apar, an unmarried man as to 21.634735% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Sunstone Investments LLC an Iowa Limited Liability Company

all that real property in the Unincorporated Area of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

O. Apar
Olga Apar

Elisabeth Apar
Elisabeth Apar

Document Signed in Counterpart

Frederic Apar

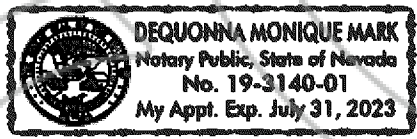
STATE OF NEVADA
COUNTY OF Clark

} ss:

This instrument was acknowledged before me on June 9th, 2021

by Olga Apar and Elisabeth Apar

DeQuonna Monique Mark (seal)
Notary Public
DeQuonna Monique Mark



LEGAL DESCRIPTION

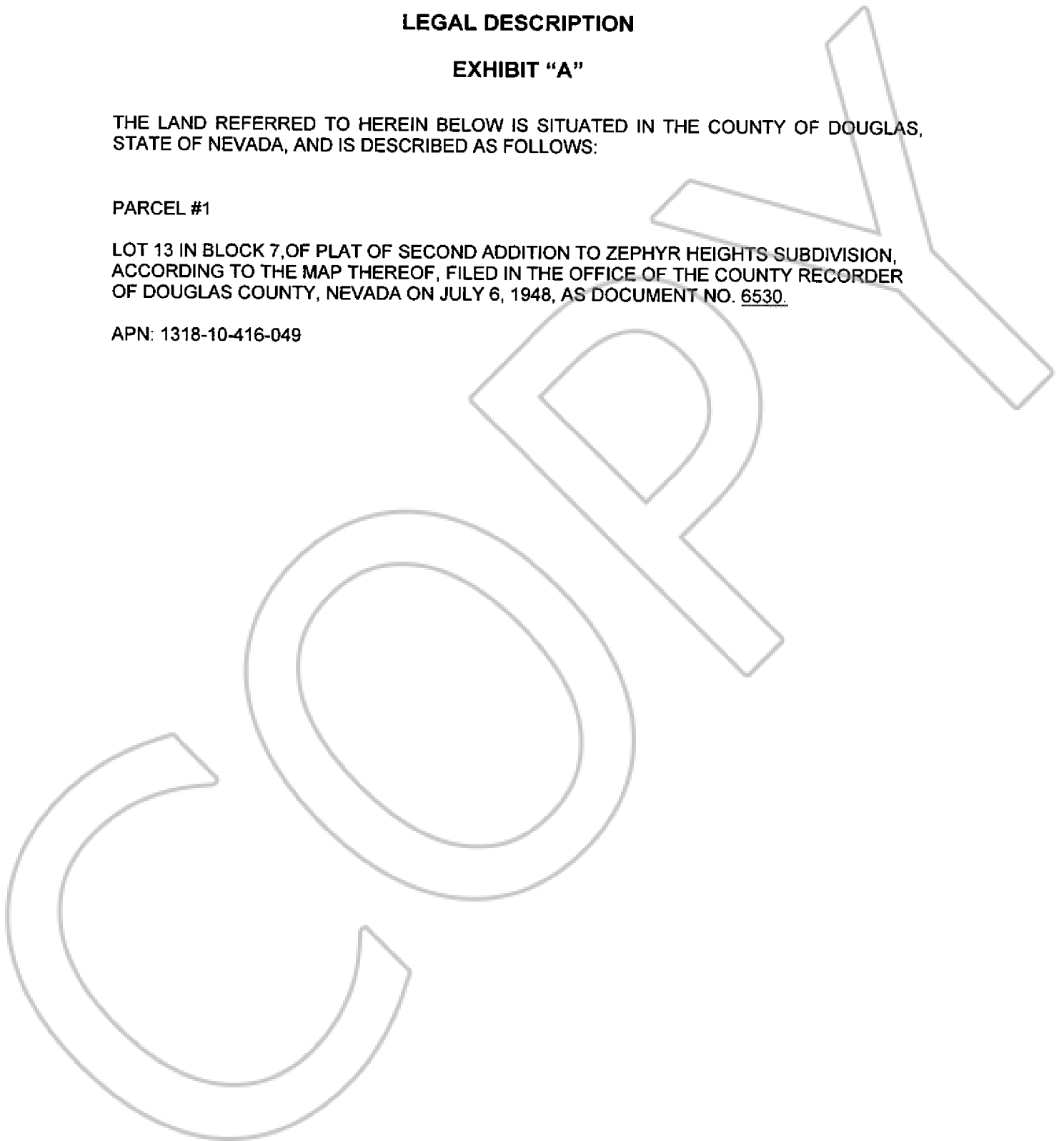
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL #1

LOT 13 IN BLOCK 7, OF PLAT OF SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION,
ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF DOUGLAS COUNTY, NEVADA ON JULY 6, 1948, AS DOCUMENT NO. 6530.

APN: 1318-10-416-049



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Document Signed in Counterpart
Olga Apcar

Document Signed in Counterpart
Elisabeth Apcar


Frederic Apcar
Frederic Apcar

STATE OF NEVADA }
COUNTY OF Houder } ss:

This instrument was acknowledged before me on 6-9-2021

by Frederic Apcar

J Lane (seal)
Notary Public

 J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

LEGAL DESCRIPTION

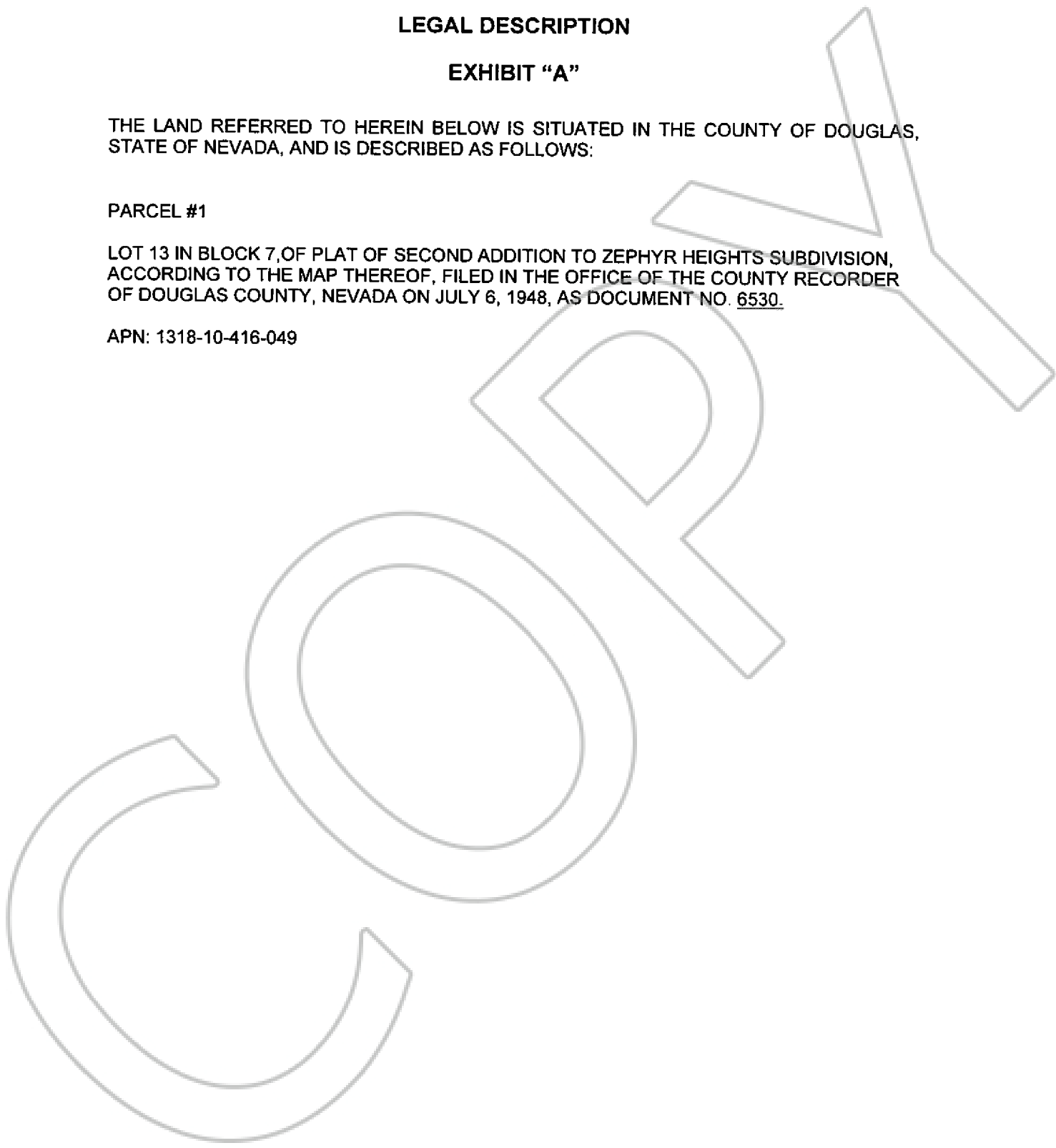
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APN: 1318-10-416-049



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-10-416-049
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,925,000.00
 Transfer Tax Value \$1,925,000.00
 Real Property Transfer Tax Due: \$7,507.50

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 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 _____ Olga Apar
 Signature X _____ By: Jesse Rognes, ManagerManager

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Olga Apar
 Address: 1499 Cayuga Parkway
Las Vegas, NV 89169

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Sunstone Investments LLC an Iowa Limited Liability Company
 Address: ~~12609~~ 12609 Fulton St
Indian Bendurant, IA 50035
50125

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

Print Name: Signature Title Company LLC Escrow #: ZC3128-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED