

DOUGLAS COUNTY, NV **2021-969445**  
RPTT:\$3900.00 Rec:\$40.00  
\$3,940.00 Pgs=2 **06/21/2021 02:02 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

|  |                 |
|--|-----------------|
| A.P.N. No.:  | 1320-05-001-025 |
| R.P.T.T.   | \$3,900.00      |
| File No.:  | 1243904         |
| Recording Requested By:  |                 |
| Stewart Title Company  |                 |
| Mail Tax Statements To:  | Same as below   |
| When Recorded Mail To:   |                 |
| 4PF4 Life, LLC, A Nevada LLC, a Nevada limited liability company |                 |
| 2567 Nowlin Road #104  |                 |
| Minden, NV 89423   |                 |

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Hala Seale Development, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **4PF4 Life, LLC, A Nevada 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:

Situate in Section 5 T. 13N R 20E, M.D.B.&M., more particularly described as follows:

Lot B-4 as set forth on Parcel Map for Lester J. Harris, filed for record in the office of the Douglas County Recorder, recorded on August 1, 1991 in Book 891, Page 001, as Document No. 256768, Official Records of Douglas County, Nevada.

**\*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.
3. [Enter Data]

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 3, 2021

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

Hala Seale Development, LLC, a Nevada limited liability company

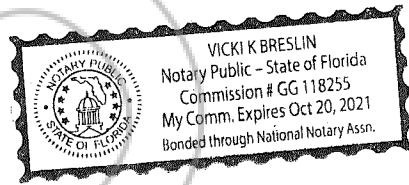
Larry A. Thomas  
By: Larry A. Thomas  
It's managing member

State of ~~Nevada~~ Florida )  
County of Sumter ) ss

This instrument was acknowledged before me on the 7 day of June, 2021  
By: Larry A. Thomas as Managing Member of Hala Seale Development, LLC, a Nevada limited liability company

Signature: [Signature]  
Notary Public

My Commission Expires: Oct 20, 2021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-05-001-025  
 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                      \$ 1,000,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,000,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,900.00

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 Khrone agent for Hala Seale Dev Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Hala Seale Development, LLC, a Nevada limited liability company  
 Address: 2567 Nowlin Road #104  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: 4PF4 Life, LLC, A Nevada LLC, a Nevada limited liability company  
 Address: 2567 Nowlin Road #104  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1243904  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED