

DOUGLAS COUNTY, NV **2021-969643**
RPTT:\$24960.00 Rec:\$40.00
\$25,000.00 Pgs=3 **06/24/2021 01:42 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-04-002-034

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:**

Donald L. Harper Co-Trustee and Mary Martha Harper,
Co-Trustee of the Willow Cove Trust
3061 Capri Lane
Costa Mesa CA 92626

Escrow No.: ZC3072-JL

RPTT \$24,960.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

IFTX LLC, a Nevada Limited Liability Company

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

**Donald L. Harper Co-Trustee and Mary Martha Harper, Co-Trustee of the Willow Cove Trust
dated 2-16-1999, as amended and restated on 2-20-2007 further amended on 11-11-2011**

all that real property in the City of Carson City, 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.

IFTX LLC, a Nevada Limited Liability Company


By: Brett Yocheim, Managing Member

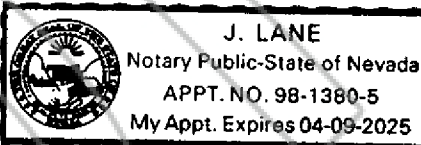

By: Rafal Bogowski, Managing Member

STATE OF NEVADA }
COUNTY OF Spanglas } ss:

This instrument was acknowledged before me on 6-17-2021

by Brett Yocheim & Rafal Bogowski


Notary Public



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 255 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-04-002-034

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-04-002-034 _____
- 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 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) \$6,400,000.00

Transfer Tax Value \$6,400,000.00

Real Property Transfer Tax Due: \$24,960.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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] By: Brett Yochaim, Managing Member Agent

Signature [Signature] By: Donald L. Harper, Co-Trustee

SELLER/GRANTOR INFORMATION
(Required)

Print Name: IFTX LLC, a Nevada Limited Liability Company

Address: PO Box 121
Zephyr Cove, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Donald L. Harper Co-Trustee and Mary Martha Harper, Co-Trustee of the Willow Cove Trust dated 2-16-1999, as amended and restated on 2-20-2007 further amended on 11-11-2011

Address: 3061 Capri Lane
Costa Mesa, CA 92626

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

Print Name: Signature Title Company LLC Escrow #: ZC3072-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448