

Assessor's Parcel No: 1318-03-212-057

Order No.: 2132015124/21017828-CT

The Grantors declare:
Documentary Transfer Tax is \$6,474.00

When Recorded Mail To:
(Tax Statements Same)
Justin Sand and Heather Axelrod
PO Box 11315
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Kevin Michael Lavo and Teri Lyn Lavo, Trustees of The Lavo Family Trust u/a dated April 22, 2013

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Justin Sand and Heather Axelrod, husband and wife, as community property with right of survivorship

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

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

WITNESS my hand this 30 day of June, 2021.

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The Lavo Family Trust u/a dated April 22, 2013

* By: Kevin Michael Lavo
Kevin Michael Lavo, Trustee

* By: Teri Lyn Lavo
Teri Lyn Lavo, Trustee

STATE OF MISSOURI)
) ss.
COUNTY OF ST CHARLES

On this 30 day of JUNE, 2021, personally appeared before me, a Notary Public in and for said County and State, Kevin Michael Lavo and Teri Lyn Lavo, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Donna Shanks
NOTARY PUBLIC

(seal)

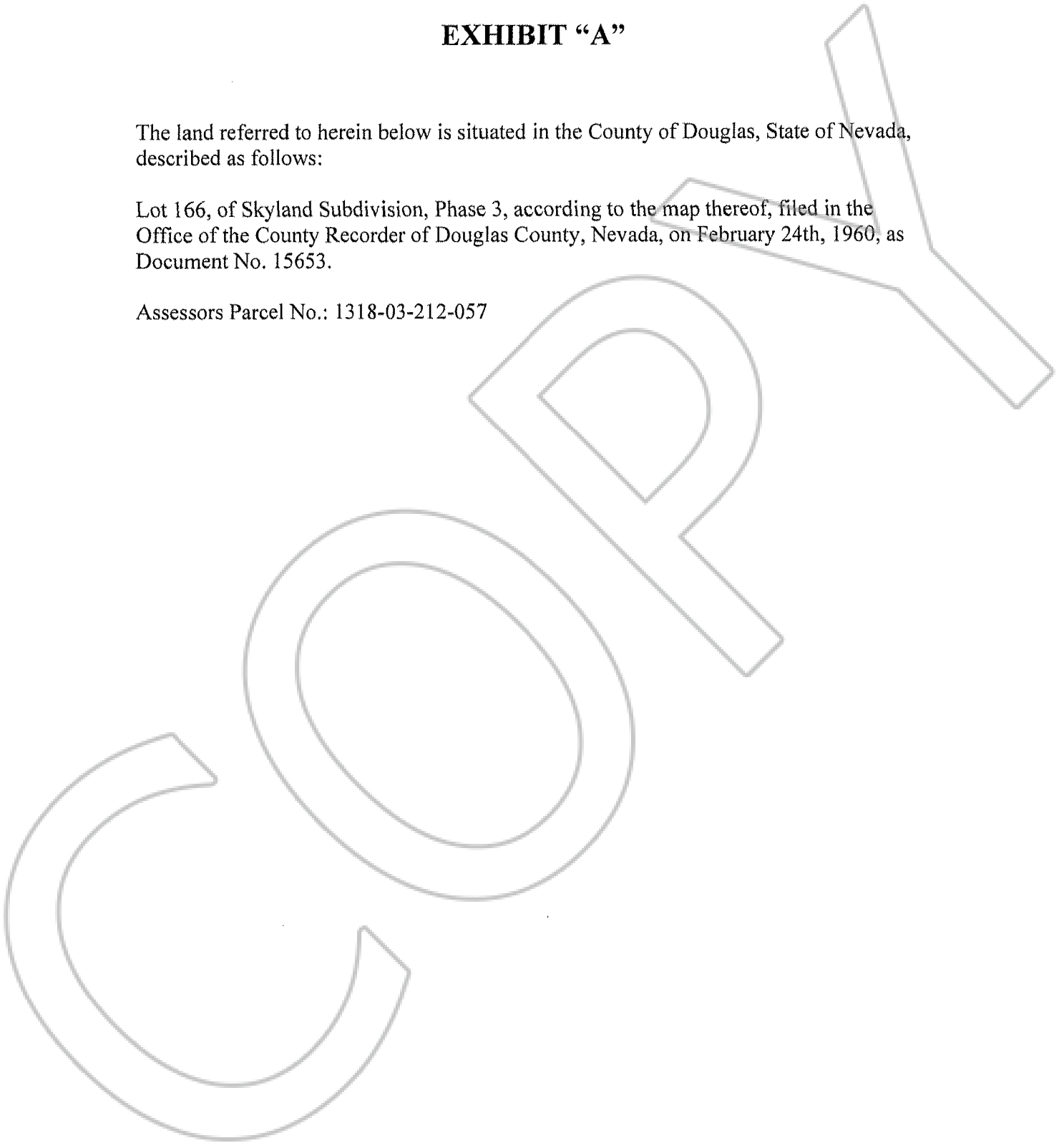
DONNA SHANKS
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for St. Charles County
My Commission Expires 5/28/23
Commission # 19743261

EXHIBIT "A"

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows:

Lot 166, of Skyland Subdivision, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 24th, 1960, as Document No. 15653.

Assessors Parcel No.: 1318-03-212-057



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-03-212-057

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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$1,660,000.00

\$1,660,000.00

\$6,474.00

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 disallowance of any claimed exception, 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 GRANTEE
 * Signature: [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION

Print Name: Kevin Michael Lavo and Teri Lyn Lavo
 Address: PO Box 11478
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Justin Sand and Heather Axelrod
 Address: PO Box 11315
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132015124/21017828-CT
 Address: 2482 Lake Tahoe Blvd.
 City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)