

DOUGLAS COUNTY, NV **2021-970433**
RPTT:\$2215.20 Rec:\$40.00
\$2,255.20 Pgs=3 **07/06/2021 03:07 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-210-010
R.P.T.T.	\$2,215.20
File No.:	1257896 MDD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Mark Daniel Bashaar and Leslie Simon Bashaar, Trustees of the Bashaar Family Revocable Trust of 2011	
3515 Green Acre Drive	
Carson City, NV 89706	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sierra Solitude, LLC, a Nevada limited liability company

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

Mark Daniel Bashaar and Leslie Simon Bashaar, Trustees of the Bashaar Family Revocable Trust of 2011

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 28th, 2021

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

Sierra Solitude, LLC

Joel Janson
Joel Janson, Managing Member

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 10th day of July, 2021
By: Joel Janson.

Signature: [Signature]
Notary Public

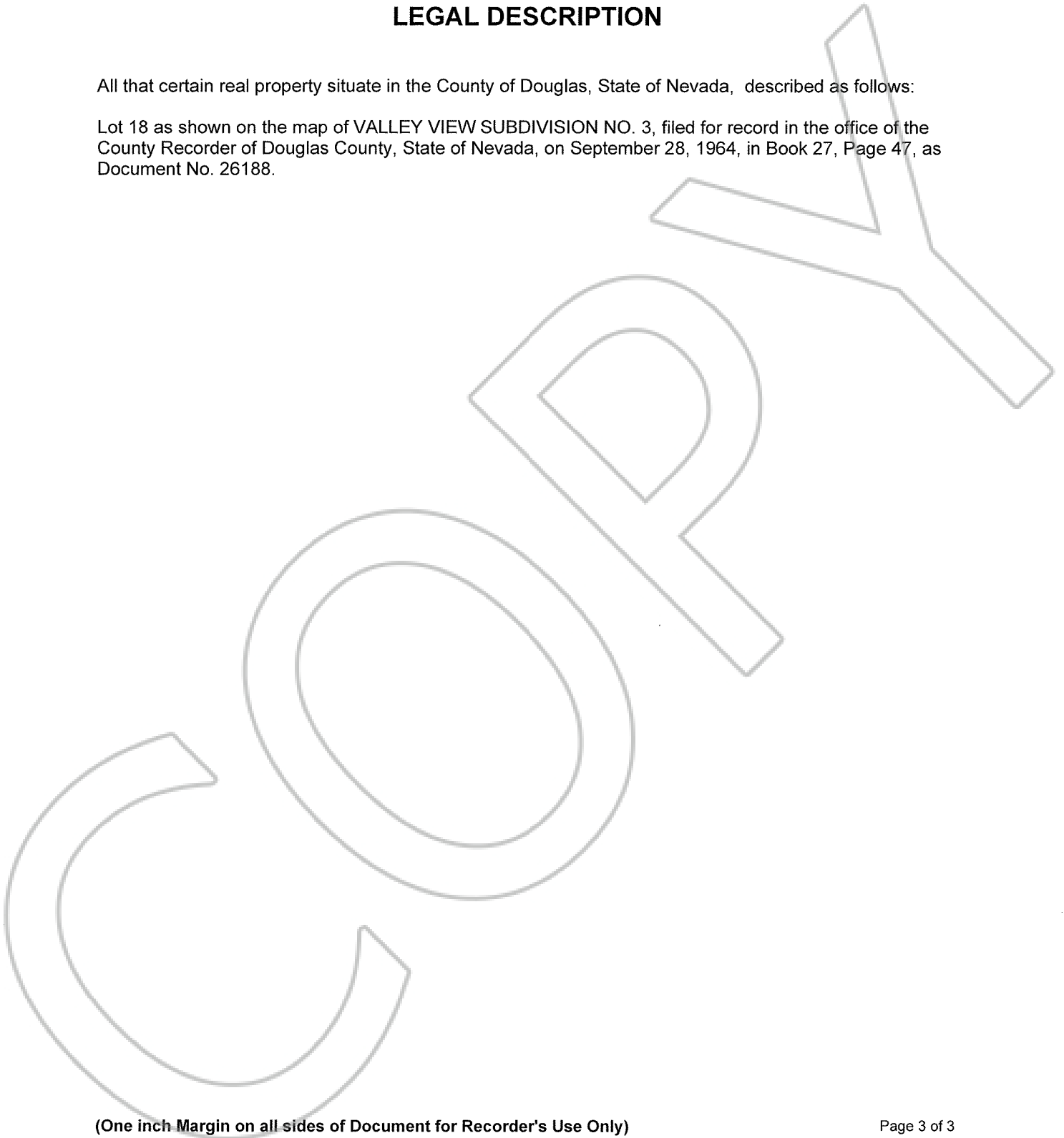
My Commission Expires: 10/16/21



EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 18 as shown on the map of VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-210-010
 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 \$ 568,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 568,000.00
 d. Real Property Transfer Tax Due \$ 2,215.20

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 _____ Capacity _____

Signature Mark Daniel Bashaar / Leslie Simon Capacity _____ Grantee _____

SELLER (GRANTOR) 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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark Daniel Bashaar and Leslie Simon Bashaar, Trustees of the Bashaar Family Revocable Trust of 2011
 Address: 3515 Green Acre Drive
 City: Carson City
 State: NV Zip: 89706

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

Print Name: Stewart Title Company Escrow # 1257896 MDD
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED