

DOUGLAS COUNTY, NV **2021-970624**
 RPTT:\$1872.00 Rec:\$40.00
 \$1,912.00 Pgs=2 **07/09/2021 02:33 PM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER

A.P.N. No.:	1220-22-210-063
R.P.T.T.	\$1,872.00
File No.:	1305760 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Stefan Fraas, Trustee of the Stefan Fraas Trust dated February 24, 2016	
<i>1327 Brooke Way Gardnerville, NV 89410</i>	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Marina Marketplace 2, LLC** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stefan Fraas, Trustee of the Stefan Fraas Trust dated February 24, 2016**, 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:

Lot 696 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

***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: 07/02/21

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

Marina Marketplace 2, LLC

By: Victor Szanto, Managing Member

By: Evey Szanto, Managing Member

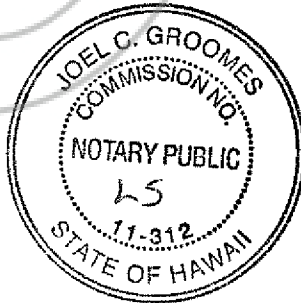
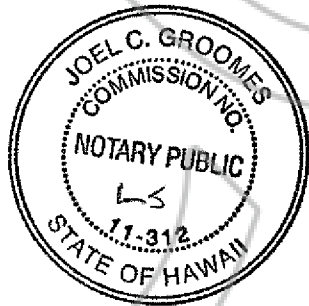
State of Hawaii)
County of Maui) ss

This instrument was acknowledged before me on the 7th day of July, 2021
By: Victor Szanto and Evey Szanto, Managing Members of Marina Marketplace 2, LLC

Signature: [Signature]
Notary Public

My Commission Expires: 16 October 2023

Date: 7/7/2021 # Pages: 2
Name: Joel C. Groomes 2nd Circuit
Doc. Description: Grant, Bargain, Sale Deed
[Signature]
Notary Signature
NOTARY CERTIFICATION



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-210-063
 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'/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 \$ 480,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 480,000.00
 d. Real Property Transfer Tax Due \$ 1,872.00

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 [Signature] Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Marina Marketplace 2, LLC
 Address: 1729 U.S Highway 50
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stefan Fraas, Trustee of the Stefan Fraas Trust dated February 24, 2016
 Address: 1327 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1305760 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED