

DOUGLAS COUNTY, NV **2021-970990**  
RPTT:\$1852.50 Rec:\$40.00  
\$1,892.50 Pgs=2 **07/16/2021 01:16 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1418-34-111-026
<b>R.P.T.T.</b>	\$1,852.50
<b>File No.:</b>	1284131 KDJ
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
The Rios Family Trust, dated August 5, 2020	
1623 Strandway Court	
Westlake Village, CA 91361	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **209 Lyon Ave LLC, a Nevada Domestic Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Jose Jimmy Rios and Maria Elena Rios, Trustees of The Rios Family Trust, dated August 5, 2020**, 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 4, in Block 1, as shown on the official map of CAVE ROCK VILLAGE SUBDIVISION, recorded in the office of the County Recorder on October 5, 1953, as Document No. 9223 and shown on the Amended Map recorded June 25, 1969, as Document No. 44707, Official Records, Douglas County, Nevada.

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:           7/16/2021          

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

209 Lyon Ave LLC, a Nevada Domestic Limited Liability Company

By: Jennell Peck  
Jennell Peck, Managing Member


By: Phillip Loomis  
Phillip Loomis, Managing Member

State of Nevada )  
County of Carson City ) ss

This instrument was acknowledged before me on the 16 day of July, 2021  
By: Jennell Peck & Phillip Loomis as managing member of 209 Lyon Ave LLC, a Nevada Domestic Limited Liability Company

Signature: [Signature]  
Notary Public

My Commission Expires: Jan 20, 2024

 KAYLA JACOBSEN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 16-1289-5 - Expires January 20, 2024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-34-111-026  
 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                      \$ 475,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 475,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,852.50

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 [Handwritten Signature] Capacity \_\_\_\_\_ Escrow \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: 209 Lyon Ave LLC, a Nevada Domestic Limited Liability Company  
 Address: 5675 Meacham St  
 City: Washoe Valley  
 State: NV Zip: 89704

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Rios Family Trust, dated August 5, 2020  
 Address: 1623 Strandway Court  
 City: Westlake Village  
 State: CA Zip: 91361

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1284131 KDJ  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED