

DOUGLAS COUNTY, NV **2021-971197**
 RPTT:\$4290.00 Rec:\$40.00
 \$4,330.00 Pgs=3 **07/21/2021 02:00 PM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER

| | |
|---|----------------------|
| A.P.N. No.: | 1419-09-001-020 |
| R.P.T.T. | \$4,290.00 |
| File No.: | 1315845 KDJ |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Kriededja Family Trust, dated June 20, 2008 | |
| 12142 Afton Lane | |
| Santa Ana, CA 92705 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Group Property Development, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Paul A. Kriededja and Dominica C. Kriededja, Trustees, or their successors in the Kriededja Family Trust, dated June 20, 2008, and any amendments thereto**, 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:

Parcel 1:

Lot 38 of the Final Map DP 19-0479 for Clear Creek Tahoe-Phase 3A, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 23, 2020 as Document No. 2020-943845.

Parcel 2:

Easements as set forth in that certain Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded on September 27, 2016 as Document No. 2016-888265, Official Records of Douglas County, Nevada, and as amended by by instruments recorded recorded on November 16, 2016 as Document No. 2016-890755 Official Records of Douglas County, Nevada, recorded on July 31, 2017 as Document No. 2017-902099, Official Records of Douglas County, Nevada Said document was re-recorded on January 16, 2018 as Document No. 2018-909226, Official Records of Douglas County, Nevada, recorded on July 6, 2018 as Document No. 2018-946465, Official Records of Douglas County, Nevada, recorded on May 2, 2019 as Document No. 2019-928580, Official Records of 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: 7/19/2021

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

Mountain Group Property Development, LLC, a Nevada limited liability company
THIS DOCUMENT IS EXECUTED IN COUNTERPART

By: Murray Rosenthal, Manager
By: Janet Rosenthal, Manager

State of Nevada)
County of Carson city) ss

This instrument was acknowledged before me on the 19 day of July, 2021
By: Janet Rosenthal as Manager of Mountain Group Property Development, LLC, a Nevada limited liability company

Signature: [Signature]
Notary Public

My Commission Expires: 10/24/2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-09-001-020
 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 \$ 1,100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,100,000.00
 d. Real Property Transfer Tax Due \$ 4,290.00

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 [Handwritten Signature] Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mountain Group Property Development, LLC, a Nevada limited liability company
 Address: 3860 GS Richards Blvd.
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Kristedja Family Trust, dated June 20, 2008
 Address: 12142 Afton Lane
 City: Santa Ana
 State: CA Zip: 92705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1315845 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