

APN# 1318-23-315-042

Recording Requested by/Mail to:

Name: Signatruure Title Commpany

Address: PO Box 10297

City/State/Zip: Zephyr Cove NV 89448

Mail Tax Statements to:

Name: Jesse Whitesage Trustee

Address: 2476 Chalcedony Street

City/State/Zip: San Diego CA 92109

11000984, JL

Grant Bargain Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

J. Lane

Printed Name

This document is being (re-)recorded to correct document # 2021-959811 and is correcting grantees vesting on Grant Bargain Sale Deed

APN: 1318-23-315-042

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Jesse Whitesage
2476 Chalcedony Street
San Diego, CA 92109

ESCROW NO: 11000984-JML

RPTT \$7,020.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tahoenow Ventures, LLC, a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jesse R. Whitesage as Trustee of the Jesse R. Whitesage Living Trust dated November 26, 2010 who erroneously acquired title as Jesse R Whitesage, a single man

all that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

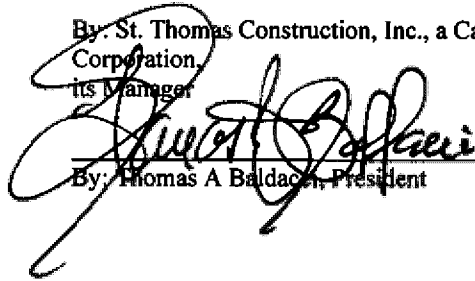
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TAHOENOW VENTURES, LLC A Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company,
its Manger

By: St. Thomas Construction, Inc., a California Corporation,
its Manager


By: Thomas A Baldacci, President

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

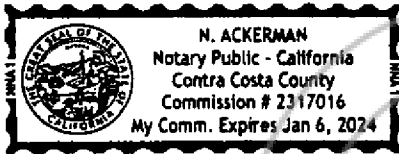
County of Contra Costa,

On January 6, 2021 before me, **N. ACKERMAN, NOTARY PUBLIC**, personally appeared
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *N Ackerman*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title of Type of Document: *Grant, Bargain, Sale Deed*

Document Date: _____

Number of Pages: _____

Escrow No: 11000985-JML

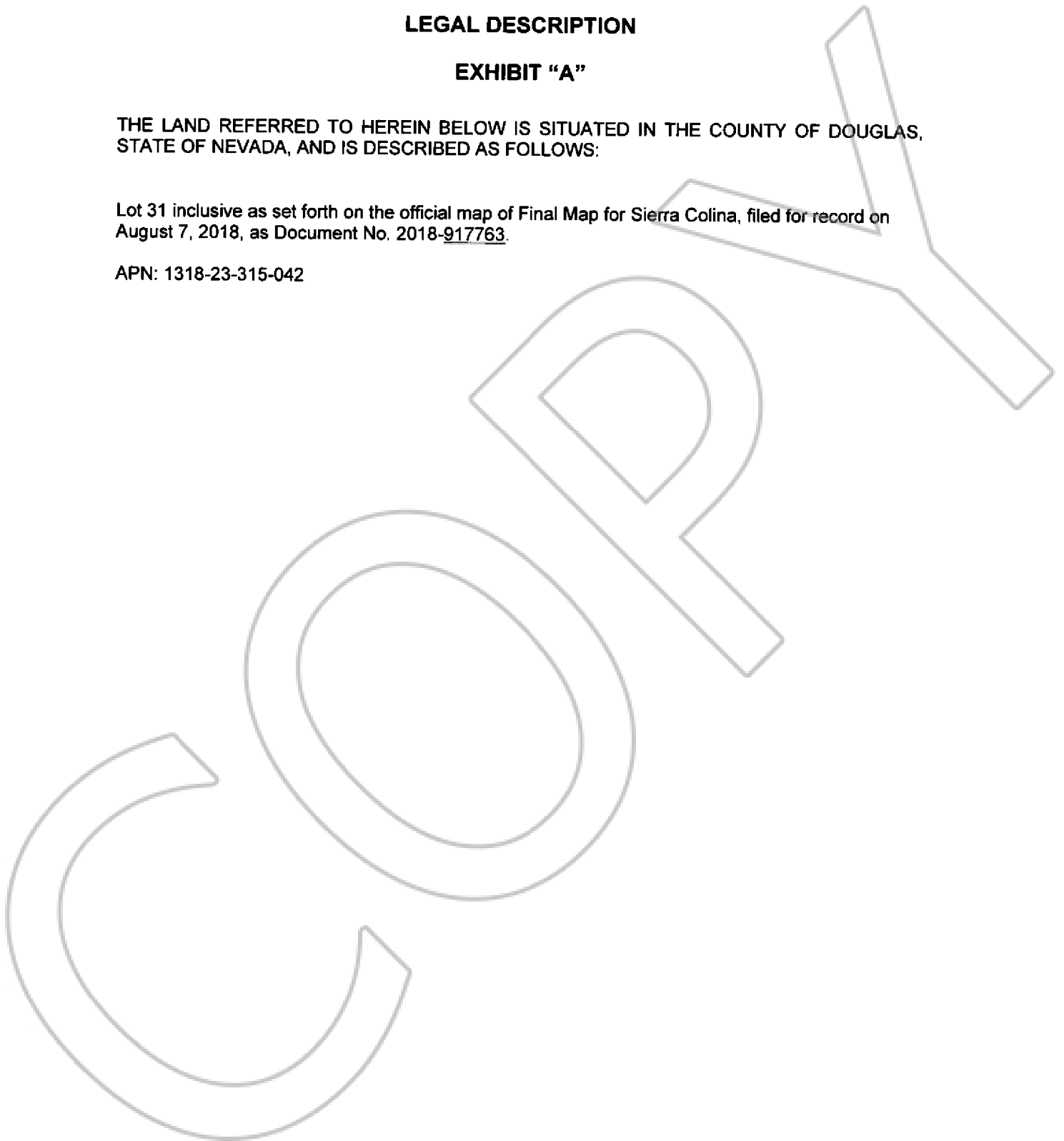
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 31 inclusive as set forth on the official map of Final Map for Sierra Colina, filed for record on
August 7, 2018, as Document No. 2018-917763.

APN: 1318-23-315-042



APN: 1318-23-315-042

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

RECORDED ELECTRONICALLY
DOC NO.: 2021-95984
COUNTY: D
DATE: 1/12/21 TIME: 1:43
BY: JS

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Jesse Whitesage
2476 Chalcedony Street
San Diego, CA 92109

ESCROW NO: 11000984-JML

RPTS 7,020.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Tahoenow Ventures, LLC, a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Jesse R Whitesage, a single man

all that real property situated in the City of Stateline, County of Douglas, State of Nevada, described as follows:

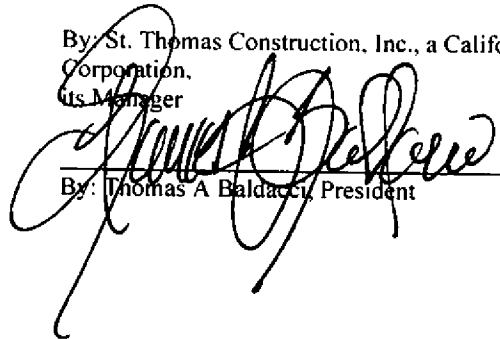
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TAHOENOW VENTURES, LLC A Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company, its Manger

By: St. Thomas Construction, Inc., a California Corporation, its Manager


By: Thomas A. Baldacci, President

STATE OF NEVADA } SS:
COUNTY OF

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

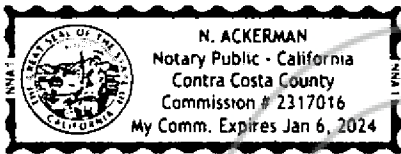
County of Contra Costa,

On January 6, 2021 before me, N. ACKERMAN, NOTARY PUBLIC, personally appeared
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature N. Ackerman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title of Type of Document: Grant, Bargain, Sale Deed

Document Date: _____

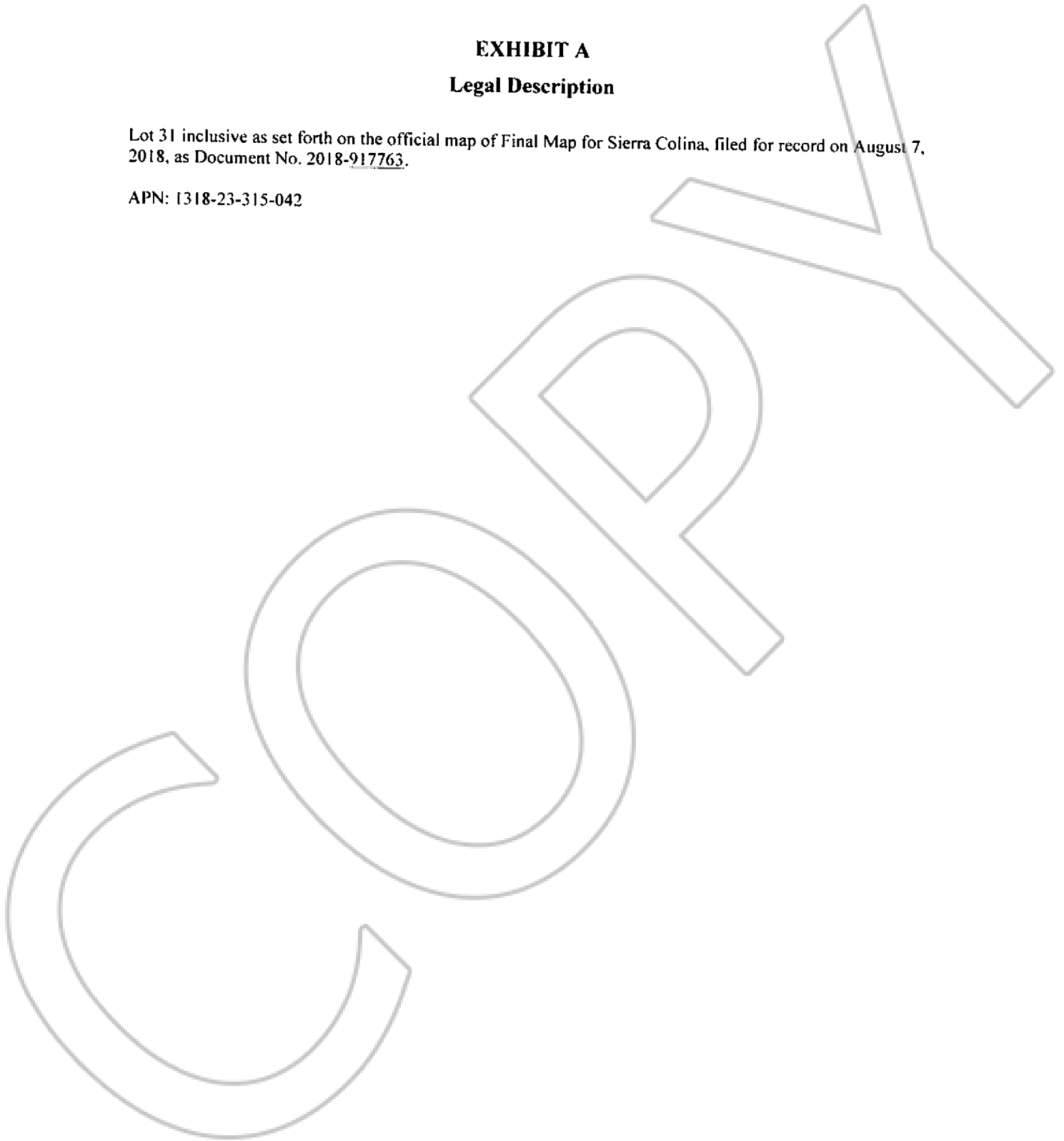
Number of Pages: _____

Escrow No: 11000984-JML

EXHIBIT A
Legal Description

Lot 31 inclusive as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763.

APN: 1318-23-315-042



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-315-042
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 0
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Re-Record Deed to correct vesting of grantee in document 2021-959811
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 _____ DocuSigned by: _____ Capacity Grantor Agent
 Signature Jesse R Whitesage Capacity Grantee
D4164320ESD1457

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Tahoenow Ventures, LLC, a Nevada Limited Liability Company
 Address: 12885 Alcosta Blvd
 City: San Ramon
 State: CA Zip: 94583

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Jesse R. Whitesage
 Address: 2476 Chalcedony St
 City: San Diego
 State: CA Zip: 92109

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000984-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED