

APN: 1319-30-310-024  
R.P.T.T.: \$2,730.00  
Escrow No.: 21020788-DR  
When Recorded Return To:  
Investologist Corporation  
72-2814 Uluweuweu Akau Place Kailua  
Kailua-Kona, HI 96740

Mail Tax Statements to:  
Investologist Corporation  
72-2814 Uluweuweu Akau Place Kailua  
Kailua-Kona, HI 96740

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jeff Pheffer and Annie Pheffer, Trustees of Pheffer Family Revocable Trust, created December 10, 1997**

do(es) hereby Grant, Bargain, Sell and Convey to

**Investologist Corporation, a Nevada Corporation**

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

Parcel 1:

All of Lot 11 of Whitebark Townhouses Subdivision, according to the Map thereof, filed for record in the office of the County Recorder of Douglas County, Nevada on September 7, 2001, as Document No. 522371, and those portions of Lots 10 & 13 of said Whitebark Townhouses, more particularly described as follows:

Beginning at a point which bears South 83°04'41" West 7.27 feet from the Northwest corner of said Lot 11; thence North 83°04'41" East 82.17 feet; thence along a curve concave to the Southeast with a radius of 1,417.50 feet a central angle of 0°19'55", and an arc length of 8.21 feet, the chord of said curve bears South 10°01'11" West 8.21 feet; thence along a curve concave to the Southwest with a radius of 345.50 feet a central angle of 10°52'06", and an arc length of 65.54 feet, the chord of said curve bears South 04°25'11" West 65.44 feet, thence South 83°29'53" West 67.43 feet; thence North 06°30'07" West 71.52 Feet to the point of beginning.

NOTE: The above legal description appeared previously in Document recorded April 1, 2003, in Book 403, Page 575, as Document No. 572149.

Reference is further made to adjusted Lot 11 on record of Survey supporting a Boundary Line Adjustment for KDT Development Co., LLC & Et al, recorded December 6, 2002 as Document No. 559965, Official Records.

Parcel 2:

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the

Southeast corner of said parcel; thence along the centerline, North 33°00'00" East, 90.10 feet to the beginning of a tangent curve to the right with a radius of 350 feet and a central angle of 8°55'00"; thence along said curve an arc length of 54.47 feet; thence North 41°55'00" East 258.25 feet to a point on the Westerly line of Quaking Aspen Lane.

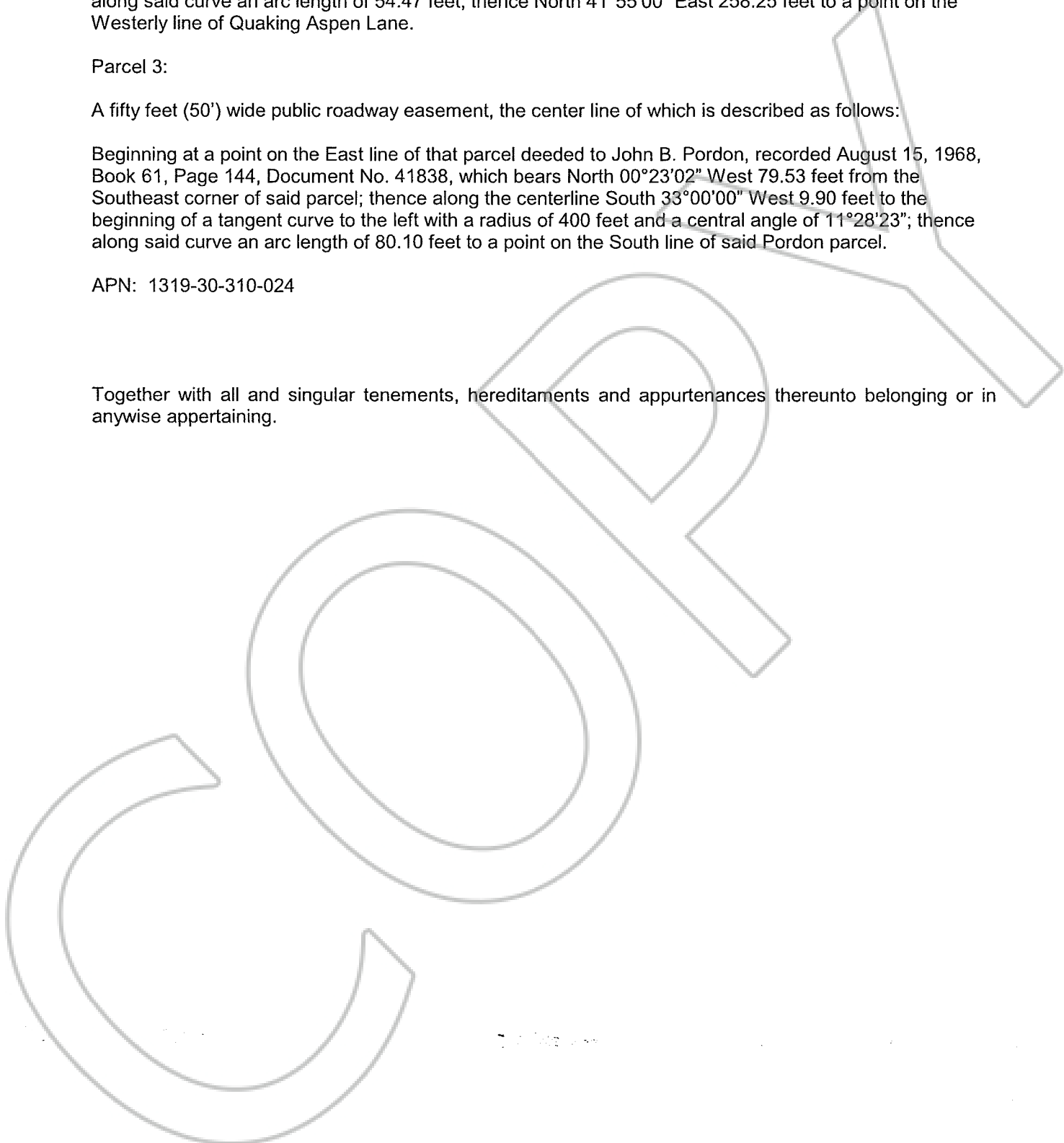
Parcel 3:

A fifty feet (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel; thence along the centerline South 33°00'00" West 9.90 feet to the beginning of a tangent curve to the left with a radius of 400 feet and a central angle of 11°28'23"; thence along said curve an arc length of 80.10 feet to a point on the South line of said Pordon parcel.

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



Dated this 11 day of Sept., 2021.

Pheffer Family Revocable Trust, created December 10, 1997

BY: [Signature]  
Jeff Pheffer  
Trustee

BY: [Signature]  
Annie Pheffer  
Trustee

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Jeff Pheffer, as Trustee and Annie Pheffer, as Trustee of Pheffer Family Revocable Trust, created December 10, 1997.

Notary Public

**ACKNOWLEDGMENT**

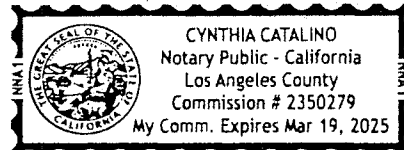
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) ss,  
COUNTY OF LOS ANGELES )

On September 11, 2021, before me, Cynthia Catalino, Notary Public personally appeared JEFFREY PHEFFER and ANNIE PHEFFER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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]



(Seal)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-30-310-024  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex            |
| e) <input type="checkbox"/> Apt. Bldg.             | f) <input type="checkbox"/> Comm'l/Ind'l        |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home         |
| i) <input type="checkbox"/> Other: _____           |   |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$700,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$700,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$2,730.00</u>   |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Jeff Pheffer and Annie Pheffer, Trustees of Pheffer Family Revocable Trust,		Print Name: <u>Investologist Corporation</u>	
Print Name: <u>created December 10, 1997</u>		Address: <u>72-2814 Uluweuweu Akau Place Kailua</u>	
Address: <u>12121 Wilshire Blvd., Suite 1103</u>		City: <u>Kailua-Kona</u>	
City: <u>Los Angeles</u>		State: <u>Hawaii</u>	Zip: <u>96740</u>
State: <u>CA</u>	Zip: <u>90025</u>		

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21020788-DR

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED