

DOUGLAS COUNTY, NV
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=3
TOIYABE TITLE
KAREN ELLISON, RECORDER

2021-974819

09/30/2021 10:50 AM

APN: 1220-22-310-140

RPTT: \$1,794.00

Escrow No. 2113230

When Recorded Return to:

**Allen Edward Woodruff and
Suzanne Woodruff
655 Long Valley Road
Gardnerville, NV 89460**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Clan Alpine, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Allen Edward Woodruff, and Suzanne Woodruff, husband and wife as joint tenants with right of survivorship

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

See Exhibit "A" attached hereto and made a part hereof.

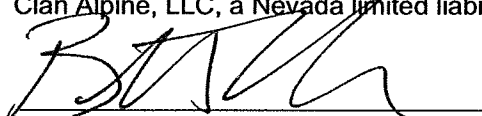
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2113230
Page Two

Witness my hand(s) this ^{30th}~~21~~ day of September, 2021.

Clan Alpine, LLC, a Nevada limited liability company



By: Brett Nelson
Its Manager

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this ^{30th}~~21~~ day of September, 2021 by Brett Nelson as Manager for Clan Alpine, LLC, a Nevada limited liability company***



NOTARY PUBLIC

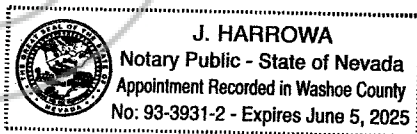
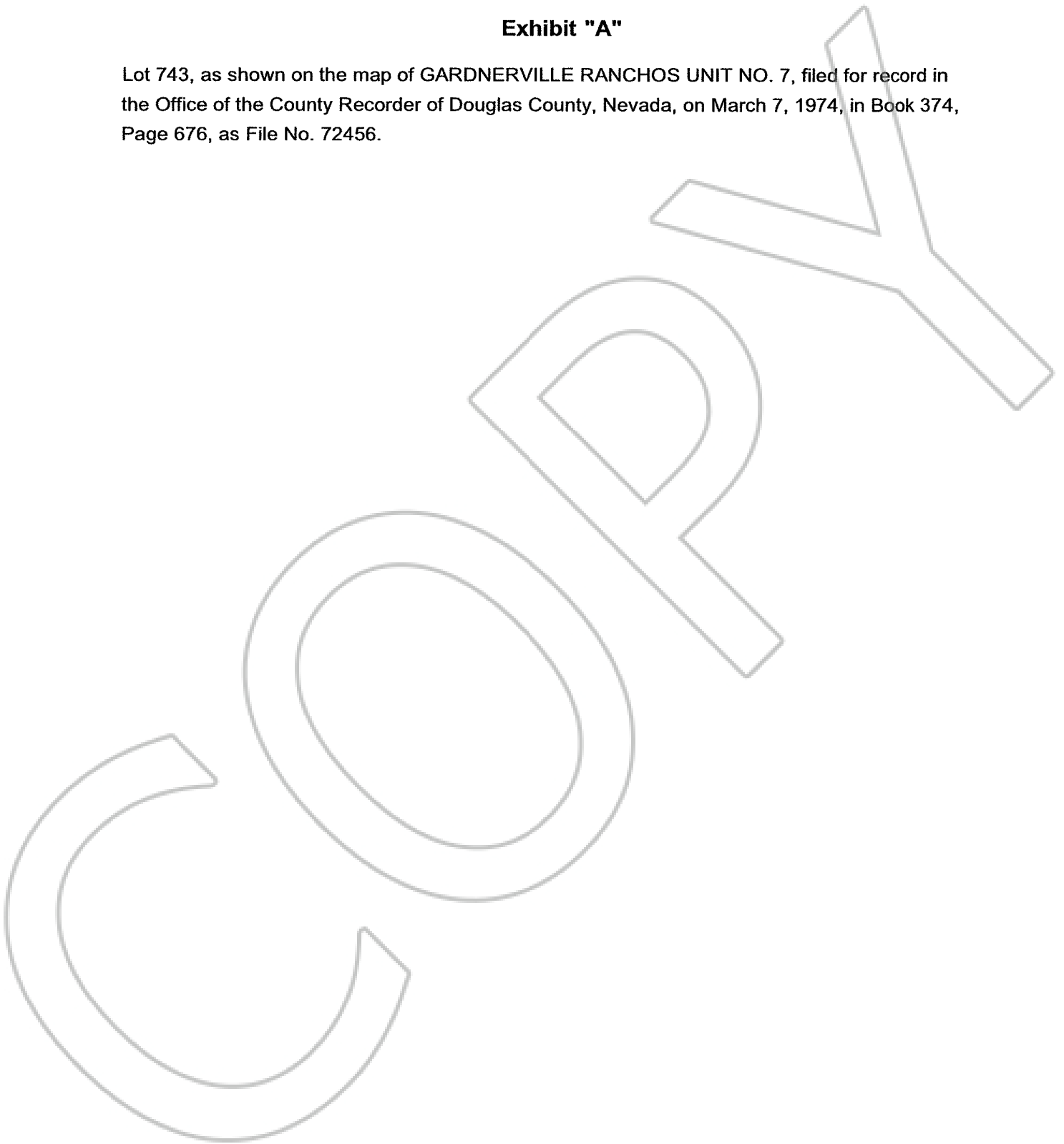


Exhibit "A"

Lot 743, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 7, 1974, in Book 374, Page 676, as File No. 72456.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1220-22-310-140
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
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 RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	<u>\$ 460,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$ _____</u>
Transfer Tax Value:	<u>\$ 460,000.00</u>
Real Property Transfer Tax Due:	<u>\$ 1,794.00</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: _____ %

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 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 *Allen Woodruff* Capacity *Grantee*
 Signature *My agent for* Capacity *Grantor*

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Clan Alpine, LLC
 Address: 6770 S McCarran Blvd
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Allen Edward Woodruff and Suzanne Woodruff
 Address: 655 Long Valley Rd
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # 2113230
 Address: 6774 S McCarran Blvd #102
 City: Reno State: NV Zip: 89509