

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

ALPERSTEIN, SIMON, FARKAS,
GILLIN & SCOTT, LLP (lmk)
15760 Ventura Blvd., #1520
Encino, CA 91436-3026

Mail Tax Statements To:

ANDRIA PAIGE TAVODA, Trustee
3027 Bonnyview Circle
Corona, CA 92882-6076



KAREN ELLISON, RECORDER

E09

APN: 1318-23-510-001

Space Above for Recorder's Use

GRANT, BARGAIN AND SALE DEED

The undersigned grantor(s) declare(s):

Real Property Transfer Tax is \$ NONE. THIS IS A TRANSFER OF TITLE TO OR FROM A TRUST, NRS 375.090-7.

() Unincorporated area: (X) City of Stateline, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

McKENZIE PAIGE TAVODA, a single person, as to an undivided twenty percent (20%) interest; and

HAYDEN PAIGE TAVODA, a single person, as to an undivided twenty percent (20%) interest; and

ANDRIA PAIGE TAVODA, as Trustee of the **Avalon Jayne LaFosse GST Exemption Trust** created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on Mary 31, 2001, as amended, as to an undivided twenty percent (20%) interest; and

ANDRIA PAIGE TAVODA, as Trustee of the **Asher Marvin Golland GST Exemption Trust** created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on Mary 31, 2001, as amended, as to an undivided twenty percent (20%) interest; and

ANDRIA PAIGE TAVODA, as Trustee of the **Tova Rose Golland GST Exemption Trust** created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on May 31, 2001, as amended, as to an undivided twenty percent (20%) interest; all as tenants in common,

hereby GRANT to

MULLENS GRANDCHILDREN PROPERTIES, LLC, a California Limited Liability Company,

the following described real property in the County of Douglas, State of Nevada:

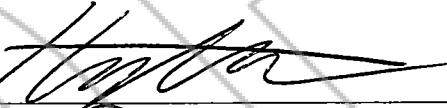
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"
AND MADE A PART HEREOF

Said grant is made subject to liens, current taxes and assessments, covenants, restrictions, reservations, exceptions, rights, encumbrances, right of way, easements and other matters of record.

Dated: January 1, 2021



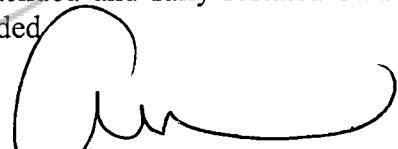
McKENZIE PAIGE TAVODA



HAYDEN PAIGE TAVODA



ANDRIA PAIGE TAVODA, Trustee of the **Avalon Jayne LaFosse GST Exemption Trust** created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on May 31, 2001, as amended



ANDRIA PAIGE TAVODA, Trustee of the **Asher Marvin Golland Exemption Trust** created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on May 31, 2001, as amended

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CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC
(Civil Code §1189 – California All-Purpose 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)
)
COUNTY OF Riverside) ss.

On Sept. 21, 2021, before me, Maria I. Loaisiga, a Notary Public, personally appeared Andria Paige Tavoda, 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.

Maria I. Loaisiga
Notary Public



(NOTARY PUBLIC SEAL)

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STATE OF CALIFORNIA)
)
COUNTY OF Riverside) SS.

On 20 September, 2021, before me, L. A. Arredondo, a Notary Public, personally appeared Hayden Paige Tavoda, 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.

Louis Arredondo
Notary Public



(NOTARY PUBLIC SEAL)

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC
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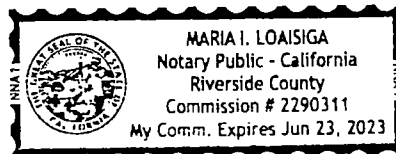
STATE OF CALIFORNIA)
)
COUNTY OF Riverside) SS.

On Sept. 21, 2021, before me, Maria I. Loaisiga, a Notary Public, personally appeared Mckenzie Paige Tavoda, 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.

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WITNESS my hand and official seal.

Maria I. Loaisiga
Notary Public



(NOTARY PUBLIC SEAL)

EXHIBIT "A"

THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 1, N BLOCK A, OF TERRACE VIEW HEIGHTS SUBDIVISION, AS SHOWN ON THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER, OF DOUGLAS COUNTY, NEVADA, ON AUGUST 10, 1964, AS DOCUMENT NO. 25806.

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

(•APN: 1318-23-510-001. Commonly known as 350 Terrace View Drive, Stateline, NV 89449•)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-510-001
 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: <u>10/12/21</u>	
NOTES: <u>operating agcy. SR 45</u>	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: A transfer to a corporation or other business organization if the person conveying the property owns 100% of the corporation or organization to which the conveyance is made.

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 _____	Capacity _____
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ANDRIA PAIGE TAVODA (see attachment)
 Address: 3027 Bonnyview Circle
 City: Corona
 State: CA Zip: 92882-6076

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MULLENS GRANDCHILDREN PROPERTIES LLC
 Address: 3027 Bonnyview Circle
 City: Corona
 State: CA Zip: 92882-6076

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Alperstein Simon Farkas Gillin & Scott, LLP Escrow # N/A
 Address: 15760 Ventura Blvd, #1520
 City: Encino State: CA Zip: 91436-3026

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ATTACHMENT TO DECLARATION OF VALUE:

PARCEL: 1318-23-510-001
Douglas County, Nevada

MULLENS GRANDCHILDREN PROPERTIES LLC

MANAGER: ANDRIA PAIGE TAVODA	
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MEMBERS:

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE INTEREST</u>	<u>CONTRIBUTION</u>
McKENZIE PAIGE TAVODA 3027 Bonnyview Circle Corona, California 92882-6076	20%	20% Interest in the real properties described on Exhibit "B"
HAYDEN PAIGE TAVODA 3027 Bonnyview Circle Corona, California 92882-6076	20%	20% Interest in the real properties described on Exhibit "B"
ANDRIA PAIGE TAVODA, Trustee of the AVALON JAYNE LAFOSSE GST EXEMPTION TRUST created under the GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on Mary 31, 2001, as amended 3027 Bonnyview Circle Corona, California 92882-6076	20%	20% Interest in the real properties described on Exhibit "B"
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ANDRIA PAIGE TAVODA, Trustee of the TOVA ROSE GOLLAND GST EXEMPTION TRUST created under GORDON E. MULLENS IRREVOCABLE TRUST, as amended, created under the MULLENS FAMILY REVOCABLE TRUST, dated July 2, 1986, as amended and fully restated on May 31, 2001, as amended 3027 Bonnyview Circle Corona, California 92882-6076	20%	20% Interest in the real properties described on Exhibit "B"