DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2021-975343 10/12/2021 08:52 AM

ALPERSTEIN SIMON FARKAS GILLIN

Pgs=7

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

00143695202109753430070079

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

STATE OF CALIFORNIA

ANDRIA PAIGE TAVODA, 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

(NOTARY PUBLIC SEAL)

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)	No. of the contract of the con
COUNTY OF Riverside) ss.	
On Sept. 21, 2021, before me, Maria I. 1	-0aisi9 a
a Notary Public, personally appeared Andria Pai	ae Tavoda
who proved to me on the basis of satisfactory evidence to be the subscribed to the within instrument and acknowledged to me that in his/her/their authorized capacity(ies), and that by his/her/their siperson(s), or the entity upon behalf of which the person(s) acted, acted, or certify under PENALTY OF PERJURY under the laws of the foregoing paragraph is true and correct.	person(s) whose name(s) is/are the/she/they executed the same ignature(s) on the instrument the executed the instrument.
WITNESS my hand and official seal.	MARIA I. LOAISIGA Notary Public - California Riverside County Commission # 2290311 My Comm. Expires Jun 23, 2023

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

(Civil Code §1189 - California All-Purpose Acknowledgment)

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STATE OF CAL.	IFORNIA)		\ \
COUNTY OF	Riverside) ss.)		\ \
Public, personally the basis of satistinstrument and a capacity(jes), and	cknowledged to me the	the person(s) who hat he/file/they exenter in the instruction on the instruction of the i	ose name(s) (s)are so	, a Notary , who proved to me on subscribed to the within his/her/their authorized or the entity upon behalf
I certify under Paragraph is true		XY under the laws of	of the State of Calif	fornia that the foregoing
WITNESS my ha	nd and official seal.		O CO NOTA RIV	ARREDONDO DMM. # 2330100 RY PUBLIC - CALIFORNIA O /ERSIDE COUNTY O . EXPIRES JULY 2, 2024
Jane N	Motary Public		(NOTA	RY PUBLIC SEAL)
<u>C</u>	CERTIFICATE OF AC (Civil Code §1189 -	CKNOWLEDGMEI – California All-Purp		
	or other officer completing which this certificate is atta			
the basis of satisfinstrument and a capacity(ies), and	2021, before me, vappeared Neke sfactory evidence to be acknowledged to me the state of the stat	e the person(s) who hat he /she/they exe nature(s) on the instr	ose name(s) is/a re so cuted the same in	a Notary, a Notary, who proved to me on subscribed to the within -his/her/their authorized or the entity upon behalf
I certify under P paragraph is true		XY under the laws o	of the State of Calif	Fornia that the foregoing
WITNESS my ha	nd and official seal.		Notar R Com	ARIA I. LOAISIGA ry Public - California tiverside County mission # 2290311 n. Expires Jun 23, 2023
- (N	Notary Public		(NOTA	RY PUBLIC SEAL)

(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	^
 Assessor Parcel Number(s) 	
a) 1318-23-510-001	\ \
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. R	es.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
	BOOK PAGE
	DATE OF RECORDING: 10 17 21
g) Agricultural h) Mobile Home	NOTES:
i)	operative agu. on
	The state of the s
3. Total Value/Sales Price of Property:	\$ \$ 0.00
Deed in Lieu of Foreclosure Only (value of property	
Transfer Tax Value:	\$\$0.00
Real Property Transfer Tax Due:	\$\$0.00
A YEE of Olivery	
4. If Exemption Claimed:	Carian # 0
 a. Transfer Tax Exemption per NRS 375.090 b. Explain Reason for Exemption: A transfer to the second of the second of	o a corporation or other business organization if the person
conveying the property owns 100% of the co	orporation or organization to which the conveyance is made.
some property	,
5. Partial Interest: Percentage being transferred:	%
5. Tartial interest. Tercentage 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	
	antiate the information provided herein. Furthermore, the
	aption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interes	
result in a penalty of the tax due plus interes	tat 170 per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	ointly and severally liable for any additional amount owed.
	ANDRIA PAIGE TAVODA
Signature	Capacity (see attachment listing all Grantors)
	ANDRIA PAIGE TAVODA, as Manager of
Signature /	Capacity Mullens Grandchildren Properties LLC (Grantee
	DANGER (OR ANTEER) WIREPAGE
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: ANDRIA PAIGE TAVODA (see attachment)	Print Name: MULLENS GRANDCHILDREN PROPERTIES LLC
Address: 3027 Bonnyview Circle	Address: 3027 Bonnyview Circle
City: Corona	City: Corona
State: CA Zip: 92882-6076	State: CA Zip: 92882-6076
State. On	State
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:	
(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	\	\	

MEMBERS:

MEMBERS:	~	\ \
	PERCENTAGE	
NAME AND ADDRESS	INTEREST	CONTRIBUTION
McKENZIE PAIGE TAVODA	20%	20% Interest in the real
3027 Bonnyview Circle		properties described on
Corona, California 92882-6076	/ _ \	Exhibit "B"
HAYDEN PAIGE TAVODA	20%	20% Interest in the real
3027 Bonnyview Circle	/	properties described on
Corona, California 92882-6076		Exhibit "B"
	2007	200/ Interest in the week
ANDRIA PAIGE TAVODA, Trustee of the	20%	20% Interest in the real properties described on
AVALON JAYNE LAFOSSE GST EXEMPTION TRUST created under the GORDON E. MULLENS	, \ \ /	Exhibit "B"
IRREVOCABLE TRUST, as amended, created)	LAMOR D
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	/ / /	√
ANDRIA DAIGE TANODA T (41. AGVE	D 2004	200/ Interest in the week
ANDRIA PAIGE TAVODA, Trustee of the ASHE MARVIN GOLLAND GST EXEMPTION TRUST		20% Interest in the real properties described on
created under GORDON E. MULLENS		Exhibit "B"
IRREVOCABLE TRUST, as amended, created	/ /	Ziiiiioii Z
under the 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		
ANDRIA PAIGE TAVODA, Trustee of the TOVA	20%	20% Interest in the real
ROSE GOLLAND GST EXEMPTION TRUST	2070	properties described on
created under GORDON E. MULLENS		Exhibit "B"
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		