

DOUGLAS COUNTY, NV **2021-975365**  
RPTT:\$2398.50 Rec:\$40.00  
\$2,438.50 Pgs=2 **10/12/2021 11:21 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: and 1318-22-002-073  
R.P.T.T.: \$2,398.50  
Escrow No.: 21021082-DR  
When Recorded Return To:  
The Trust Titus dated August 23, 2015  
803 Wake Forest Drive  
Mountain View, CA 94043

Mail Tax Statements to:  
The Trust Titus dated August 23, 2015  
803 Wake Forest Drive  
Mountain View, CA 94043

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**J & P Investment Holdings LLC, a Nevada limited liability company**

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

**Louis C. Larson and Tia Vuthea Nang-Larson, Trustee(s) of the Trust Titus under Trust Instrument dated 08/12/2015**

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

Parcel B, as set forth on Parcel Map filed for record in the office of the County Recorder of Douglas County, Nevada, on July 17, 1975, in Book 775, Page 526, as Document No. 81680, Official Records, and being a portion of Lot 27, in Block 2, as shown on the Official Map of Oliver Park, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 2, 1959, as Document No. 14034.

Together with an undivided 1/4 interest in the common area set forth upon said Parcel Map, filed for record July 17, 1975 in Book 775, Page 526, as Document No. 81680, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1318-22-002-073

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

Dated this 8 day of October, 2021.

J & P Investment Holdings LLC, a Nevada limited liability company

BY: Robert John Krier  
Robert John Krier, Manager


BY: Linda Kay Krier  
Linda Kay Krier, Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 8 day of October, 2021, by Robert John Krier, as Manager and Linda Kay Krier, as Manager of J & P Investment Holdings LLC, a Nevada limited liability company.

Dena Reed  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) \_\_\_\_\_  
b) 1318-22-002-073  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land      b)  Sgl. Fam. Residence  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg.        f)  Comm'/Ind'l  
g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$615,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$615,000.00  
d. Real Property Transfer Tax Due: \$2,398.50

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: *Jenka K. Khan* Capacity: \_\_\_\_\_ Grantor \_\_\_\_\_  
Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

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

Print Name: J & P Investment Holdings LLC, a  
Nevada limited liability company  
Address: P.O. Box 2500  
City: Stateline  
State: NV Zip: 89449

Louis C. Larson and Tia Vuthea  
Nang-Larson, Trustee(s) of the Trust  
Titus under Trust Instrument dated  
Print Name: 08/12/2015  
Address: 803 Wake Forest Drive  
City: Mountain View  
State: California Zip: 94043

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21021082-DR  
Address: 896 W Nye Ln, Ste 104  
City: Carson City State: NV Zip: 89703