

APN: 1420-33-510-002

RPTT: \$1,950.00

Escrow No. 2113449

When Recorded Return to:

Denise Chobanian

**1305 Stephanie Way
Minden, NV 89423**

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 Denise Chobanian, Trustee of The Denise Chobanian Family Trust dated February 13, 2020

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

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

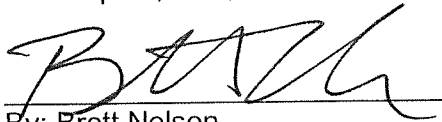
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2113449
Page Two.

Witness my hand(s) this 19th day of October, 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 19th day of October, 2021 by Brett Nelson as Manager for Clan Alpine, LLC, a Nevada limited liability company***



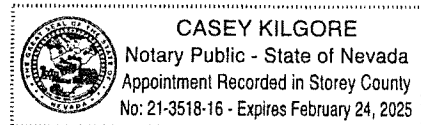
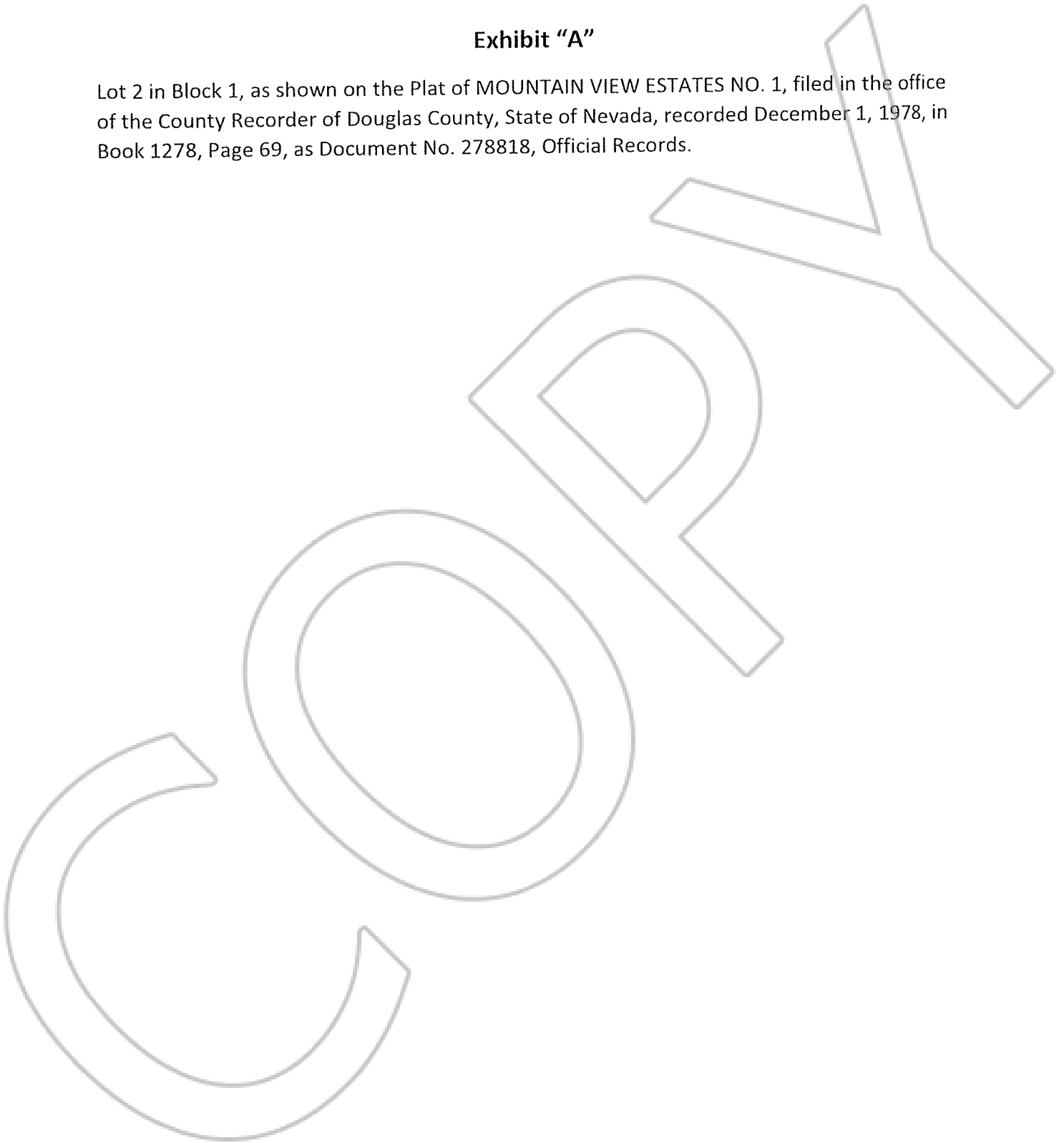
NOTARY PUBLIC

Exhibit "A"

Lot 2 in Block 1, as shown on the Plat of MOUNTAIN VIEW ESTATES NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, recorded December 1, 1978, in Book 1278, Page 69, as Document No. 278818, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-33-510-002
 b.
 c.
 d.

2. Type of Property
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 - 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- | | |
|---|--------------|
| a. Total Value/Sales Price of Property | \$500,000.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| c. Transfer Tax Value | \$500,000.00 |
| d. Real Property Transfer Tax Due | \$1,950.00 |

4. If Exempt Claimed:
 a. Transfer Tax Exemption, per 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 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: *[Signature]* Capacity: Grantor

Signature: *[Signature]* Capacity: grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Clan Alpine, LLC, a Nevada limited liability company
 Address: 6770 S. McCarran Blvd.
 City: Reno
 State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Denise Chobanian, Trustee of The Denise Chobanian Family Trust
 Address: 1305 Stephanie Way
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: Toiyabe Title File Number: 2113449
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509