

DOUGLAS COUNTY, NV **2021-975900**  
RPTT:\$7117.50 Rec:\$40.00  
\$7,157.50 Pgs=4 10/22/2021 01:35 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-315-030

RECORDING REQUESTED BY:  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:

Paul H. Murai Family Trust  
31351 Old San Juan Road  
San Juan Capistrano, CA 92675

Escrow No.: ZC3211-JL

RPTT \$7,117.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Tahoenow Ventures, LLC, a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Paul H. Murai and Yvonne Y. Murai, Trustees of the Paul H. Murai Family Trust, dated May 21, 1982**

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

**See Attached Exhibit "A"**

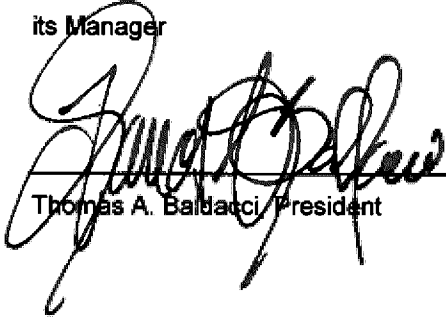
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**Signature Page attached and made a part hereof.**

TAHOENOW VENTURES, LLC A Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company, its  
Manager

By: St. Thomas Construction, Inc., a California Corporation,  
its Manager



Thomas A. Baldacci, President

STATE OF NEVADA  
COUNTY OF

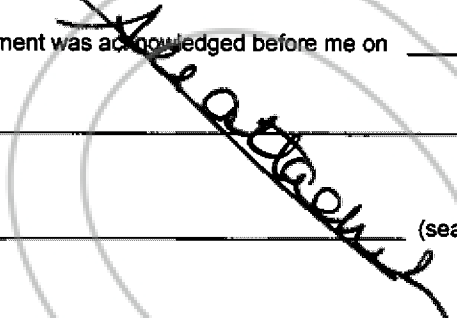
} ss:

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

Notary Public

(seal)



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,

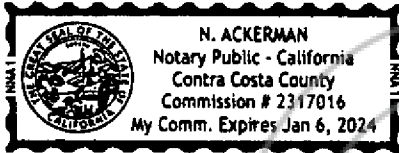
County of Contra Costa,

On October 7, 2021 before me, N. ACKERMAN, NOTARY PUBLIC, personally appeared  
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Signature N Ackerman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title of Type of Document: Grant, Bargain, Sale Deed  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

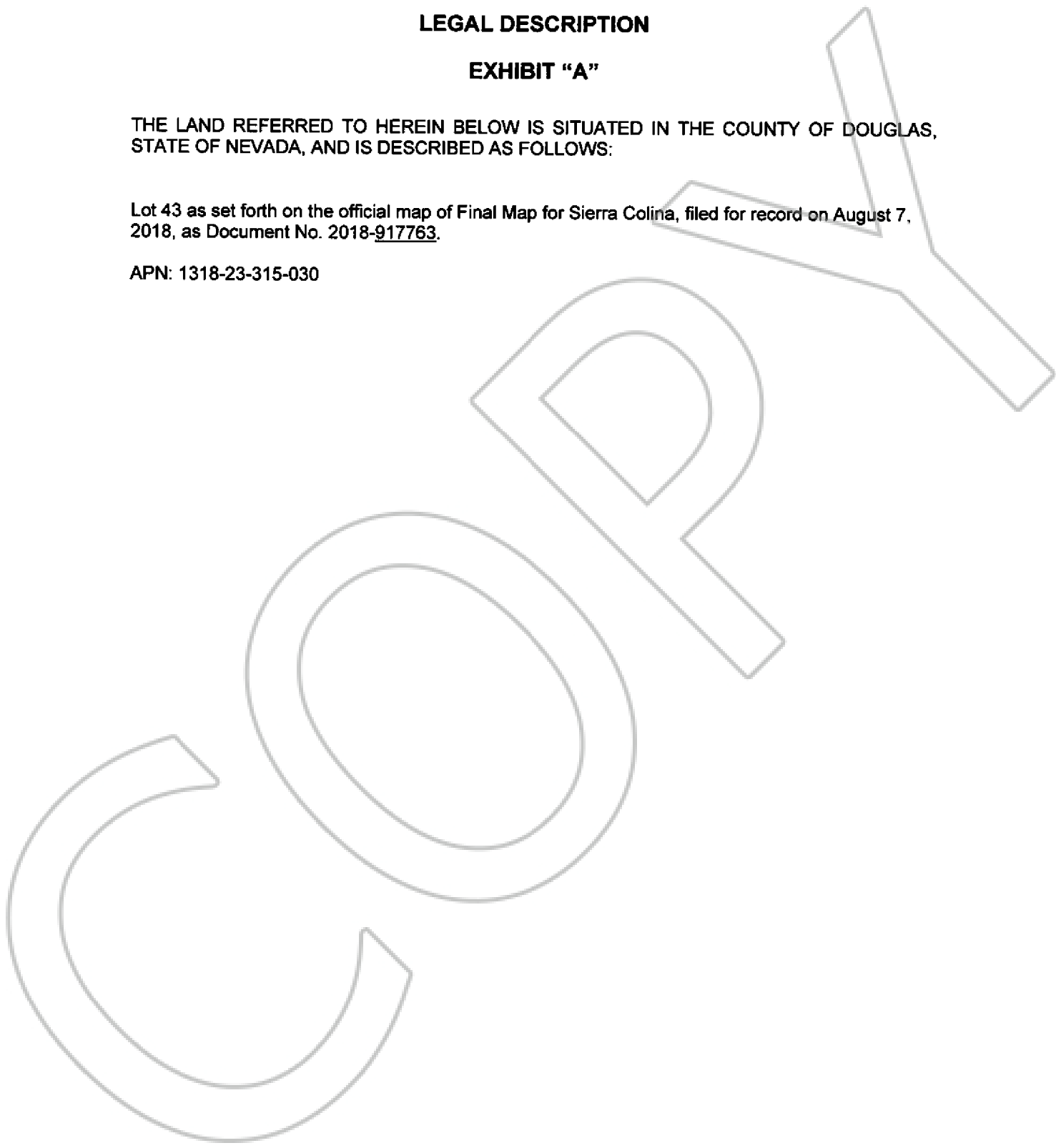
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 43 as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7,  
2018, as Document No. 2018-917763.

APN: 1318-23-315-030



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-23-315-030
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- b)  Single Fam.
- 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> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$1,824,990.00

Transfer Tax Value \$1,824,990.00

Real Property Transfer Tax Due: \$ 717.50

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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]

Signature: [Signature]

Signature: Paul Murai

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Tahoenow Ventures, LLC, a Nevada Limited Liability Company

Address: 12885 Alcosta Blvd  
San Ramon, CA 94583

Print Name: Paul Murai

Address: 31351 Old San Juan Road  
San Juan Capistrano, CA 92675

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

Print Name: Signature Title Company LLC Escrow #: ZC3211-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**