

DOUGLAS COUNTY, NV

2021-976969

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

11/12/2021 03:50 PM

ALLING & JILLSON LTD

KAREN ELLISON, RECORDER

E07

APN: 1318-10-415-045

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:

ALPINE BEAR LLC - CANYON 626 SERIES
Post Office Box 10602
Zephyr Cove, NV 89448

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PAVEL PRAGIN AND NILA RUSLEN, TRUSTEES OF THE PR 2021 REVOCABLE TRUST ("Grantors") do hereby GRANT, BARGAIN, SELL and CONVEY to ALPINE BEAR LLC - CANYON 626 SERIES A NEVADA SERIES LIMITED LIABILITY COMPANY, ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

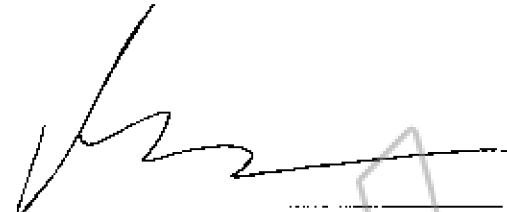
Lot 29, in Block B, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION NO. 4, according to the Official Map, filed in the Office of the County Recorder of Douglas County, Nevada, on June 7, 1955, as File No. 10441.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantees and Grantees' heirs and assigns forever.

(Notarial page follows)

DATED this 28 day of OCTOBER 2021.


PAVEL PRAGIN, TRUSTEE OF THE PR 2021
REVOCABLE TRUST

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

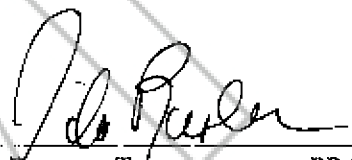
This instrument was acknowledged before me on October 28, 2021, by PAVEL PRAGIN, TRUSTEE.

WITNESS my hand and official seal.


NOTARY PUBLIC



DATED this 28 day of October 2021.


NILA RUSLEN, TRUSTEE OF THE PR 2021
REVOCABLE TRUST

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 28, 2021, by NILA RUSLEN, TRUSTEE.

WITNESS my hand and official seal.


NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- (a) 1318-10-415 045
- (b)
- (c)
- (d)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK BC

2. Type of Property:

- (a) Vacant Land
- (c) Condo/Townhouse
- (e) Apartment Building
- (g) Agricultural
- (i) Other:
- X (b) SFR
- (d) 2-4 Plex
- (f) Commercial/Ind.
- (h) Mobile Home

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 0
 Transfer Tax Value: \$
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.09(7)
- b. Explain Reason for Exemption: Transfer of title to or from a trust, without consideration when a certificate of trust is presented

5. Partial Interest: Percentage being transferred: 100 %

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 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 Seller, Pavel Pragin, Trustee of the PR 2021 Revocable Trust

Signature: [Signature] Capacity Buyer, Alpine Bear, LLC Canyon 626 Series, a Nevada limited liability company

SELLER (GRANTOR) INFORMATION
(Required)

Name Pavel Pragin, Trustee
 Address Post Office Box 10602
 City/State/Zip Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION
(Required)

Name Pavel Pragin, Manager
 Address Post Office Box 10602
 City/State/Zip Zephyr Cove, NV 89448

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.
 Address: Post Office Box 3390
 Lake Tahoe, NV 89449

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