

DOUGLAS COUNTY, NV

2022-979544

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/07/2022 01:54 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E01

WHEN RECORDED MAIL TO:

GPEG I, LLC
1627 HWY 395 N.
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: **1320-08-412-004**

R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That See Horse I, LLC a Nevada Limited Liability Company who erroneously acquired title as See Horse I Nevada, LLC

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to GPEG I, LLC, a Nevada Limited Liability Company

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

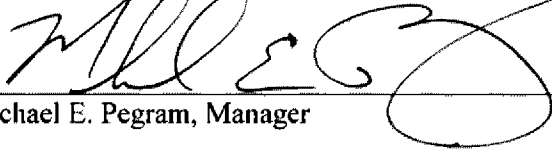
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Date: September 30, 2020

See Horse I, LLC, a Nevada Limited Liability Company



Michael E. Pegram, Manager

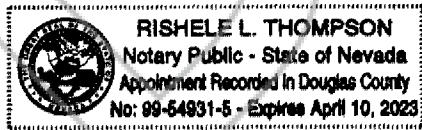
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/6/2022
by Michael E. Pegram

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02108289.



Escrow No. 2108289-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1:

UNIT 3 OF LOT B-2 OF THE CONDOMINIUM PARCEL MAKE PREPARED FOR AL SHANKLE AND WILBUR AND JANET JAGER, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AT BOOK 992, PAGE 5211, AS DOCUMENT NUMBER 289476 ON THE 29TH DAY OF SEPTEMBER, 1992.

Parcel 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CONDOMINIUM PARCEL MAP FOR AL SHANKLE WILBUR B. AND JANET JAGER, RECORDED OCTOBER 08, 1992, IN BOOK 1092, PAGE 1324, AS INSTRUMENT NO. 290293 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-08-412-004 _____
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
 Date of Recording: _____
 Notes: OP Agmts Ok - JS

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$ **0.00**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 1 _____
- b. Explain Reason for Exemption: Merger between companies

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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: See Horse 1, LLC
 Address: 1627 HWY 395 N.
Minden, NV 89423
 City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: GPEG I, LLC
 Address: 1627 HWY 395 N.
Minden, NV 89423
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2108289-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410