

DOUGLAS COUNTY, NV **2022-980224**
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=3 **01/24/2022 02:09 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-30-813-039
R.P.T.T.	\$1,365.00
File No.:	1542565
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
RAHB Properties Series 1, LLC	
1674 N Virginia St., Ste 13173	
Reno, NV 89507	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lorre M. St. Germain Trustee, or Successor Trustee(s) of the Lorre St. Germain 2017 Trust dated October 24, 2017** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RAHB Properties Series 1, LLC**, a Nevada limited liability company all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 16 in Block B as set forth on the Final Map of MOUNTAIN GLEN, PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1989 in Book 989, Page 3823, as Document No. 211874.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 1/20/22

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Lorre St. Germain 2017 Trust dated October 24,
2017

By Lorre M. St. Germain
Lorre M. St. Germain, Trustee

_____))
State of _____) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Lorre M. St. Germain as Trustee of Lorre St. Germain 2017 Trust dated October 24, 2017

Signature: _____
Notary Public

My Commission Expires _____

see attached

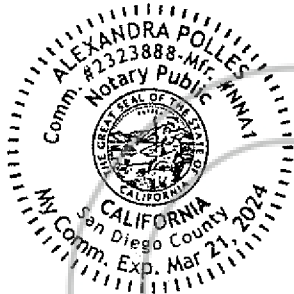
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego }
On 1-20-2022 before me, Alexandra Polles, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Lorre M. St. Germain
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Alexandra Polles
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-813-039
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 350,000.00
 d. Real Property Transfer Tax Due \$ 1,365.00

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 Lorre St Germain Capacity Grantor
 Signature _____ Capacity Grantee Escrow

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lorre St. Germain 2017 Trust dated
October 24, 2017
 Address: 424 E Ave.
 City: Coronado
 State: CA Zip: 92118

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RAHB Properties Series 1, LLC
 Address: 1674 N Virginia St., Ste 13173
 City: Reno
 State: NV Zip: 89507

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1542565
 Address: 5470 Kietzke Ln., Suite 230
 City: Reno State: NV Zip: 89511