

DOUGLAS COUNTY, NV

RPTT:\$6195.15 Rec:\$40.00

\$6,235.15 Pgs=4

2022-981737

02/25/2022 11:29 AM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1318-23-315-028

RECORDING REQUESTED BY:

**Signature Title Company LLC
212 Elka Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Sierra Truax LLC, a Nevada Limited Liability
Company
6767 SW Winding Way
Corvallis, OR 97333**

Escrow No.: ZC3037JL

RPTT \$ 6,195.15

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:**

Sierra Truax LLC, a Nevada Limited Liability Company

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

See Attached Exhibit "A"

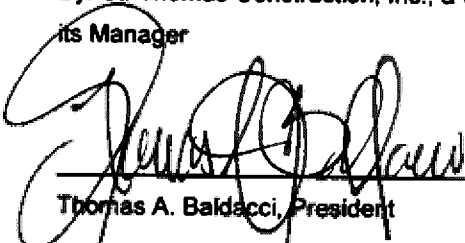
**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.**

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

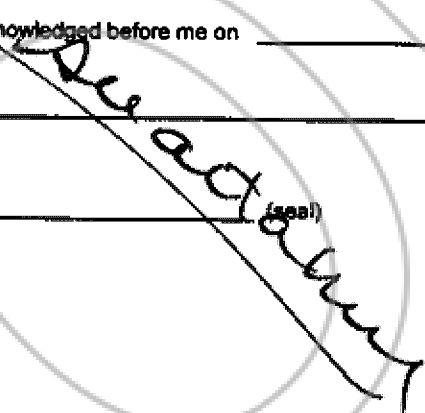
} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public

(ss)



CALIFORNIA ALL-PURPOSE 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,

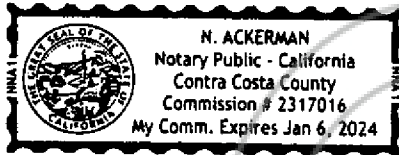
County of Contra Costa,

On February 18, 2022 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

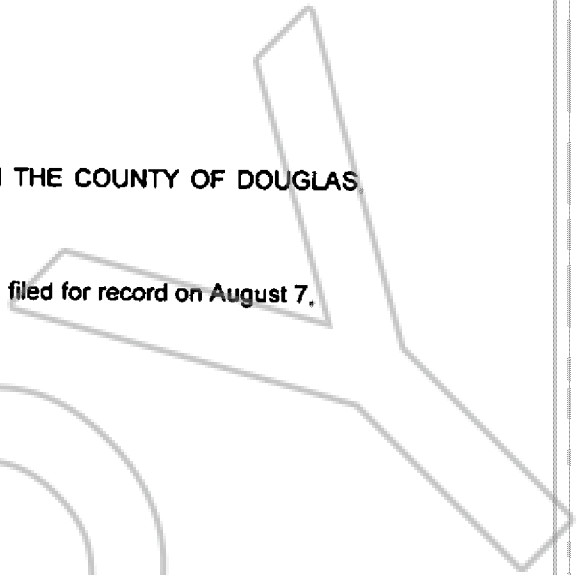
EXHIBIT "A"

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

Lot 1 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: 1318-23-315-028

COPY



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-315-028
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,500,299.00

Transfer Tax Value \$1,500,299.00

Real Property Transfer Tax Due: \$ 6,195.15

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 Thomas A. Baldacci, President By: Thomas A. Baldacci, President

Signature [Signature] By: John Truax, Manager Agent

SELLER (GRANTOR) INFORMATION

(Required)

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

Address: 12885 Alcosta Blvd Ste A
San Ramon, CA 94583

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Sierra Truax LLC, a Nevada Limited Liability Company

Address: 6767 SW Winding Way
Corvallis, OR 97333

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

Print Name: Signature Title Company LLC Escrow #: ZC3037-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