

DOUGLAS COUNTY, NV **2022-981985**  
RPTT:\$2145.00 Rec:\$40.00  
\$2,185.00 Pgs=3 **03/02/2022 02:21 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-08-218-008
<b>R.P.T.T.</b>	\$2,145.00
<b>File No.:</b>	1556203 rc
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Kevin Lee Souder and Robin Ann Souder	
<i>1085 Tee Drive</i>	
<i>Minden NV 89423</i>	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sierra Solitude, LLC, a Nevada Limited Liability Company**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Kevin Lee Souder and Robin Ann Souder, husband and wife, as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: *2 March 2022*

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

Sierra Solitude, LLC, a Nevada Limited Liability Company

By: Joel Janson  
Joel Janson, Manager

State of Nevada )  
County of WASHOE ) ss

This instrument was acknowledged before me on the 2nd day of MARCH, 2022  
By: JOEL JANSON as MANAGER of Sierra Solitude, LLC, a Nevada Limited Liability Company

Signature: Coleen Black  
Notary Public

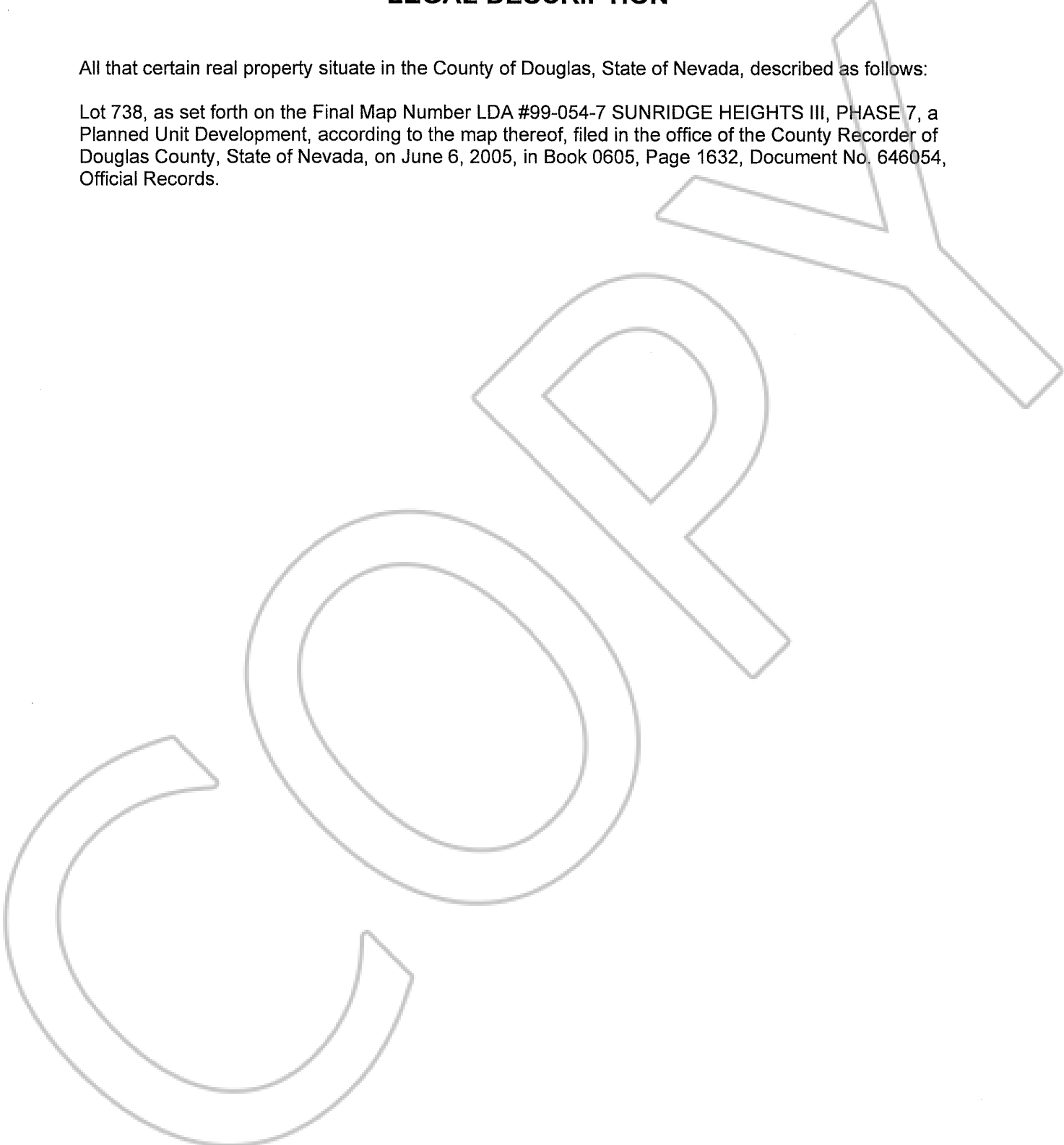
My Commission Expires: 10-16-25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 738, as set forth on the Final Map Number LDA #99-054-7 SUNRIDGE HEIGHTS III, PHASE 7, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 6, 2005, in Book 0605, Page 1632, Document No. 646054, Official Records.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-08-218-008  
 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                      \$ 550,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 550,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,145.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 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 *Julie Janis* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sierra Solitude, LLC, a Nevada Limited Liability Company  
 Address: 9450 Southwest Gemini  
 City: Beaverton  
 State: OR Zip: 97008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kevin Lee Souder and Robin Ann Souder  
 Address: 1085 Tee Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1556203 rc  
 Address: 540 W Plumb Ln, Ste 100  
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED