

DOUGLAS COUNTY, NV **2022-986385**
RPTT:\$3802.50 Rec:\$40.00
\$3,842.50 Pgs=4 **06/16/2022 03:03 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-34-002-034
R.P.T.T.	\$3,802.50
File No.:	1718056 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
EFA Enterprises LLC Series F, a Nevada Limited Liability Company	
1560 Willow Creek Lane	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Janet A. Blake and Carolyn Woods Kapus formerly Carolyn S. Kapus successor Trustees of the Woods Family Trust dated January 18, 2011** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **EFA Enterprises LLC Series F, a Nevada Limited Liability Company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 2, in Block A, as set forth on the Final Map of SIERRA SUNSET HEIGHTS UNIT NO. TWO, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 20, 1986, Document No. 132396.

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: June 14, 2022

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

Woods Family Trust dated January 18, 2011

By: Janet A. Blake
Janet A. Blake, Successor Trustee

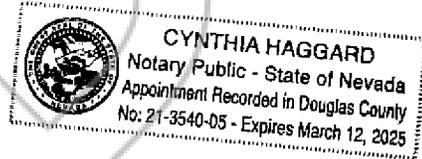
By: _____
Carolyn S. Kapus Successor Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 14 day of June, 2022
By: Janet A. Blake

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Carolyn S. Kapus

Signature: _____
Notary Public

My Commission Expires: _____

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 Humboldt }

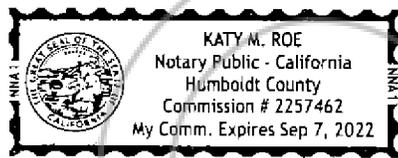
On June 15 2022 before me, Katy M Roe, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Carolyn Woods Kapus
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Place Notary Seal and/or Stamp Above

Signature Katy M Roe
Signature of Notary Public

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: Grant, Bargain, Sales Deed

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) 1320-34-002-034
 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 \$ 975,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 975,000.00
 d. Real Property Transfer Tax Due \$ 3,802.50

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 *Janet A. Blake* Capacity Grantor Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Janet A. Blake and Carolyn S. Kapus
successor Trustees of the Woods
Family Trust dated January 18, 2011
 Address: 4195 Meadowview Lane
 City: Hydesville
 State: CA Zip: 95547

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: EFA Enterprises LLC Series F, a
Nevada Limited Liability Company
 Address: 1560 Willow Creek Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1718056 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410