

DOUGLAS COUNTY, NV  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=2  
2022-988672  
08/22/2022 12:22 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1418-34-113-005  
R.P.T.T.: \$4,290.00  
Escrow No.: 22025601-DR  
When Recorded Return To:  
Kevin Sullivan  
979 Greenwich St  
San Francisco, CA 94133

Mail Tax Statements to:  
Kevin Sullivan  
979 Greenwich St  
San Francisco, CA 94133

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cave Rock Junction LLC, a Nevada Limited Liability Company**

do(es) hereby Grant, Bargain, Sell and Convey to

**Kevin Sullivan, a single man and Jennifer Jacob, a single woman, as joint tenants with right of survivorship**

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

Lot 3, of Subdivision Map entitled Merger and Resubdivision of Land PD09-003 for Cave Rock Junction, LLC., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 21st, 2014, as Document No. 851411.

Assessors Parcel No.: 1418-34-113-005

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22025601-DR

Dated this 19 day of August, 2022.

Cave Rock Junction LLC, a Nevada Limited Liability Company

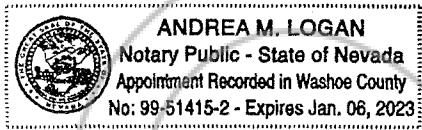
BY: [Signature]  
Ken Isaac, Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 19 day of August, 2022 by Ken Isaac as Manager of Cave Rock Junction LLC, a Nevada Limited Liability Company.

[Signature]  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 1418-34-113-005  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land      b)  Sgl. Fam. Residence  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg.        f)  Comm'l/Ind'l  
g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,100,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$1,100,000.00  
d. Real Property Transfer Tax Due: \$4,290.00

4. IF EXEMPTION CLAIMED:  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_  
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor  
Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Cave Rock Junction LLC, a Nevada Limited Liability Company  
Address: P.O. Box 545  
City: Zephyr Cove  
State: NV      Zip: 89448

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Kevin Sullivan and Jennifer Jacob  
Address: 979 Greenwich St  
City: San Francisco  
State: California      Zip: 94133

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

Print Name: First Centennial Title Company of Nevada      Esc. #: 22025601-DR  
Address: 896 W Nye Ln, Ste 104  
City: Carson City      State: NV      Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED