

DOUGLAS COUNTY, NV **2022-989289**
RPTT:\$5577.00 Rec:\$40.00
\$5,617.00 Pgs=2 **09/08/2022 03:21 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-34-002-005
R.P.T.T.: \$5,577.00
Escrow No.: 22030358-KH
When Recorded Return To:
Jaime Quevedo and Karen Maxine Levy
1442 Orchard Road
Gardnerville, NV 89410

Mail Tax Statements to:
Jaime Quevedo and Karen Maxine Levy
1442 Orchard Road
Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Clan Alpine LLC

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

Jaime Quevedo and Karen Maxine Levy, husband and wife, as joint tenants with right of survivorship

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

Parcel 4-A as set forth on that certain Parcel Map for Duane D. Southwick and Tanny Southwick being a portion of the Southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.B.&M., filed for record February 5, 1985 in Book 285, page 175, Document No. 113237, Official Records of Douglas County, State of Nevada.

Excepting therefrom that portion of said land described in Joint Tenancy Deed recorded June 5, 1996, in Book 696, Page 452, as Document No. 389325, Official Records, Douglas County, Nevada.

Further excepting therefrom that portion of Orchard Road lying within said land.

APN: 1320-34-002-005

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

Dated this 8th day of September, 2022.

Clan Alpine LLC

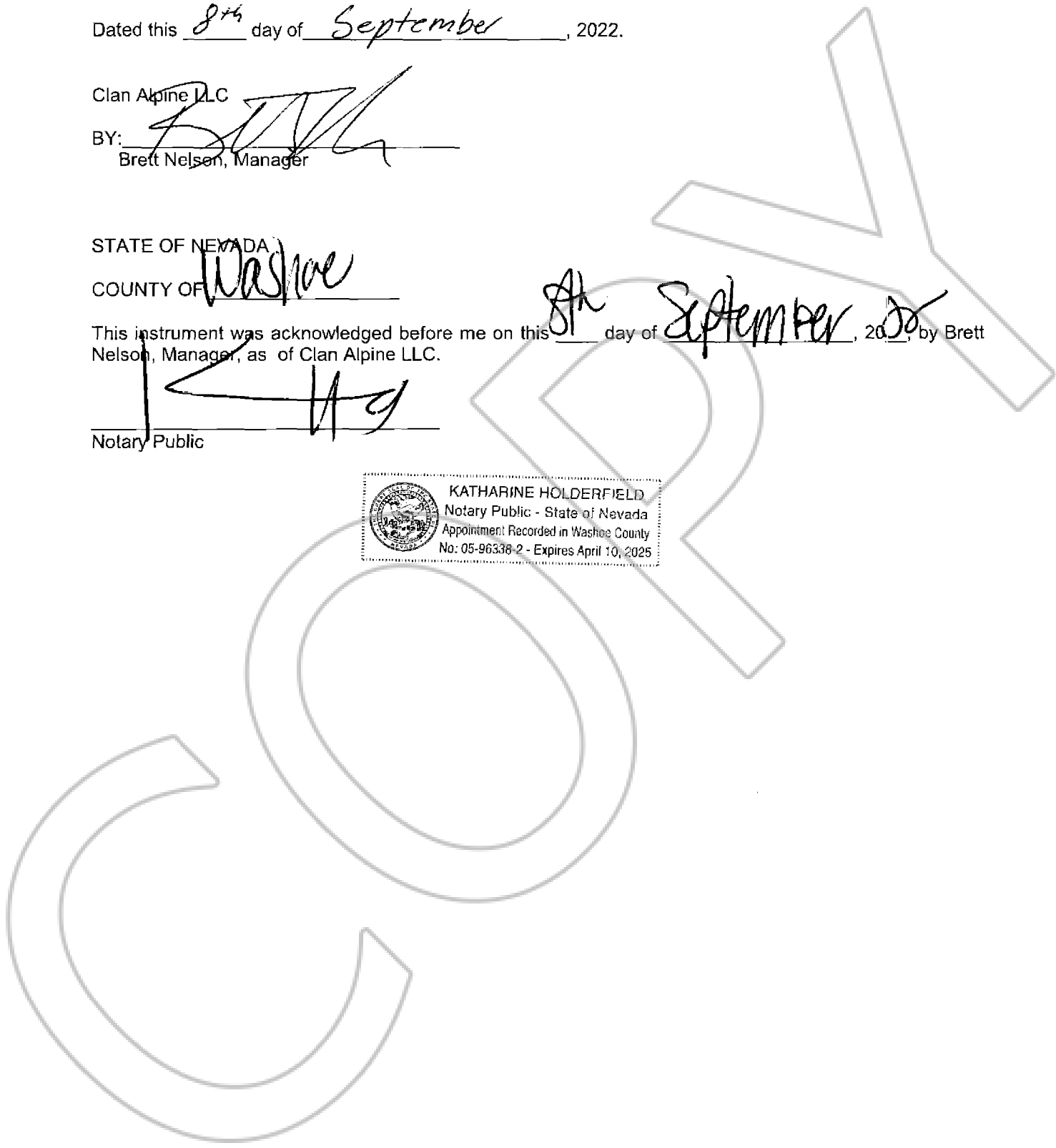
BY: [Signature]
Brett Nelson, Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 8th day of September, 2022, by Brett Nelson, Manager, as of Clan Alpine LLC.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-002-005
 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: _____

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

3. a. Total Value/Sale Price of Property: \$1,430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,430,000.00
 d. Real Property Transfer Tax Due: \$5,577.00

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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Clan Alpine LLC
 Address: 6770 S. McCarran Blvd
 City: Las Vegas
 State: NV Zip: 89109

Print Name: Jaime Quevedo and Karen Maxine Levy
 Address: 1442 Orchard Road
 City: Gardnerville
 State: Nevada Zip: 89410

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030358-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519