

DOUGLAS COUNTY, NV **2022-992859**
RPTT:\$7166.25 Rec:\$40.00
\$7,206.25 Pgs=4 12/29/2022 10:44 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-315-032

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

David Rae Enterprises LLC, a Nevada limited liability
company
1003 Bishop Street Ste. 1950

Escrow No.: ZC3108-JL

RPTT ~~\$7,166.25~~ **7,166.25**

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:

David Rae Enterprises 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"

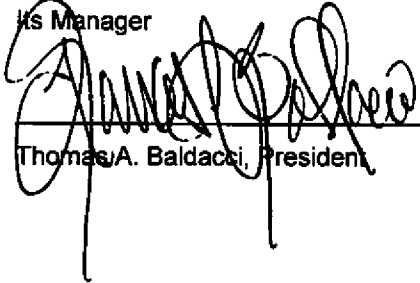
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

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

→ see attached

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public

(seal)

T. Baldacci

ACKNOWLEDGMENT

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 11/30/22 before me, Stephanie Ruiz Martinez, Notary Public
(insert name and title of the officer)

personally appeared Thomas A. Baldacci
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~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.

Signature  (Seal)



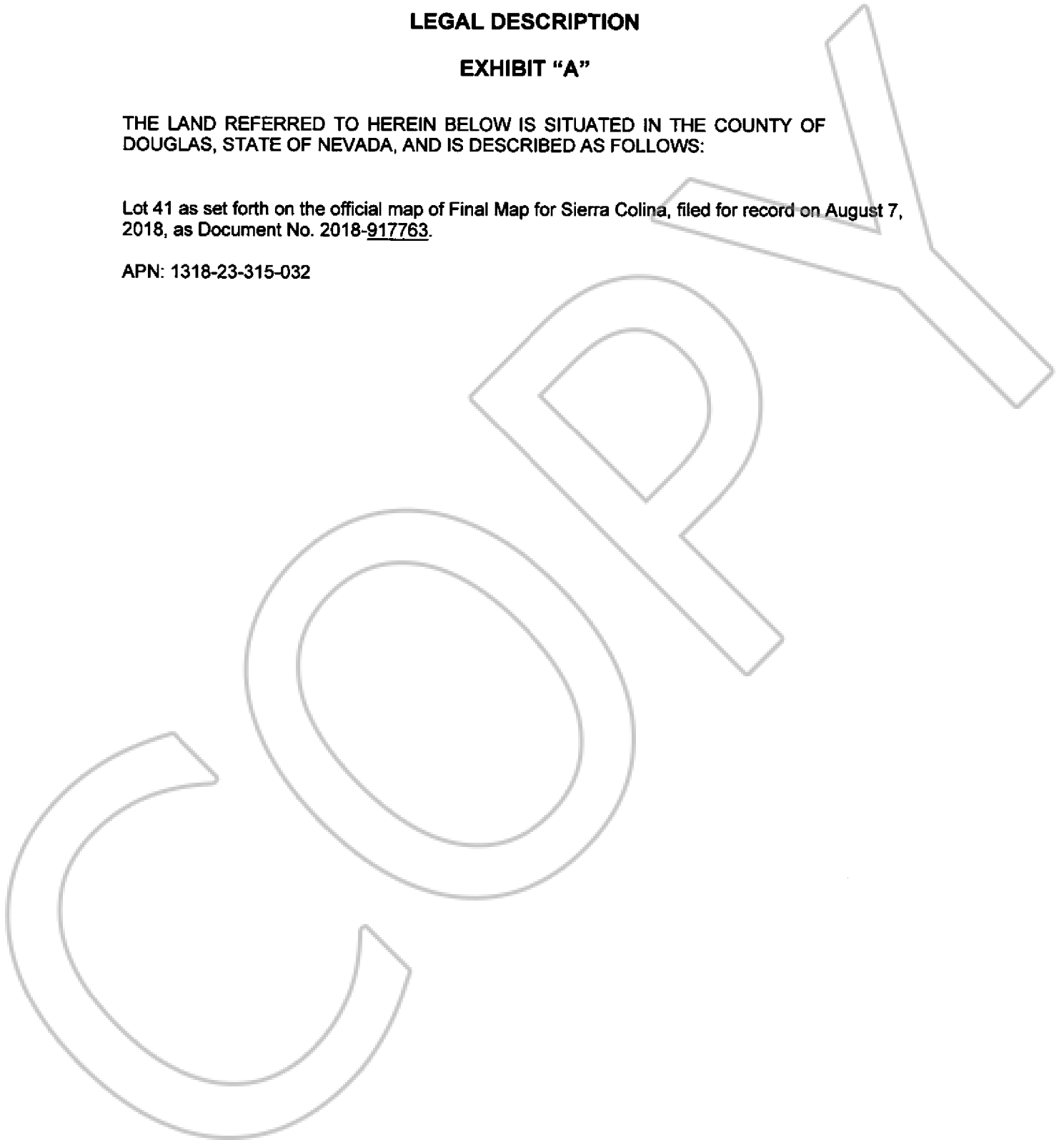
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 41 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: 1318-23-315-032



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-315-032
- 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) \$1,837,404.00
 Transfer Tax Value \$1,837,404.00
 Real Property Transfer Tax Due: ~~1166.25~~ 1166.25

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 [Signature]

Grantor [Signature]

Signature Carl E. Choy

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: TahoeNow Ventures LLC, a Nevada Limited Liability Company
 Address: 12885 Alcosta Blvd. Ste E San Ramon, CA 94583

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: David Rae Enterprises LLC, a Nevada limited liability company
 Address: 1003 Bishop Street Ste. 1950 Honolulu, HI 96813

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

Print Name: Signature Title Company LLC Escrow #: ZC3108-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