

**APN: 1220-15-110-075**

**RPTT: \$2,632.50**

**Escrow No. 2214338**

**When Recorded Return to:**

**Samuel P. Delug, Trustee of the Samuel P. Delug Living Trust**

**722 North Elm Drive  
Beverly Hills, CA 90210**

**Mail Tax Statements to:**

**Grantee same as above.**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Majuba, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Samuel P. Delug, Trustee of the Samuel P. Delug Living Trust

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

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

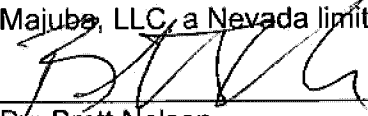
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

*Signature continued on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2214338  
Page Two.

Witness my hand(s) this 8<sup>th</sup> day of December, 2022 .

Majuba, LLC, a Nevada limited liability company

  
\_\_\_\_\_  
By: Brett Nelson  
Its Manager

STATE OF Nevada  
COUNTY OF Washoe

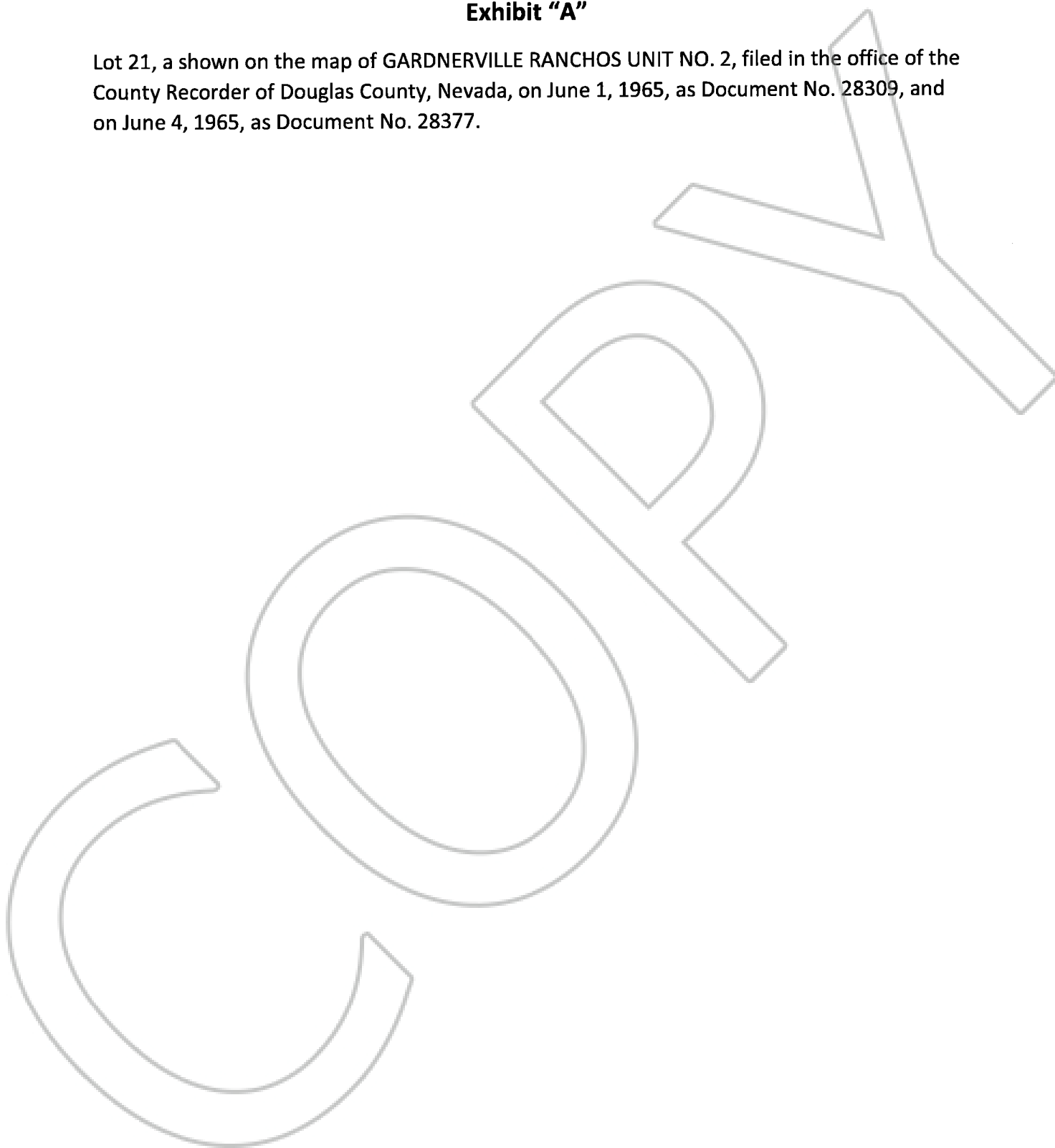
This instrument was acknowledged before me on this 8<sup>th</sup> day of December, 2022 by Brett Nelson as Manager for Majuba, LLC, a Nevada limited liability company.\*\*\*

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**

Lot 21, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, as Document No. 28309, and on June 4, 1965, as Document No. 28377.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-15-110-075  
 b.  
 c.  
 d.

2. Type of Property  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo/Townhouse  
 d.  2 – 4 Plex  
 e.  Apartment Building  
 f.  Commercial/Industrial  
 g.  Agricultural  
 h.  Mobile Home  
 i.  Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$675,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$675,000.00
d. Real Property Transfer Tax Due	\$2,632.50

4. If Exempt Claimed:  
 a. Transfer Tax Exemption, per 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]* Capacity: Grantor / Grantee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Majuba, LLC, a Nevada limited liability company  
 Address: 6770 S McCarran Blvd  
 City: Reno  
 State: NV  
 Zip: 89509

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

Print Name: Samuel P. Delug, Trustee of the Samuel P. Delug Living Trust  
 Address: **722 North Elm Dr**  
 City: **Beverly Hills**  
 State: **California**  
 Zip: **90210**

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

Print Name: Toiyabe Title File Number: 2214338  
 Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511