

DOUGLAS COUNTY, NV      **2023-1001217**  
RPTT:\$2457.00 Rec:\$40.00  
\$2,497.00 Pgs=3      10/06/2023 08:49 AM  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
Alpine Bear LLC, a Nevada Series Limited Liability  
Company  
P.O BOX 10602  
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2302605-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1219-13-000-031  
R.P.T.T. \$2,457.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

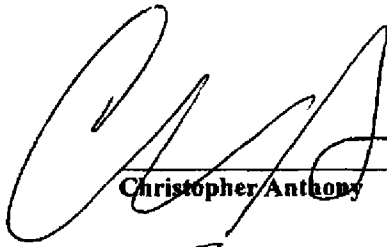
**THIS INDENTURE WITNESSETH:** That Christopher Anthony and Ashley Anthony, husband and wife and Grazyna Simon, an unmarried woman, all as joint tenants

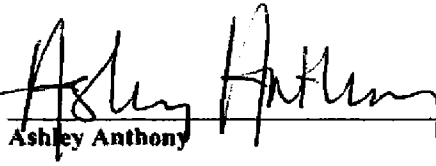
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Alpine Bear LLC, a Nevada Series Limited Liability Company

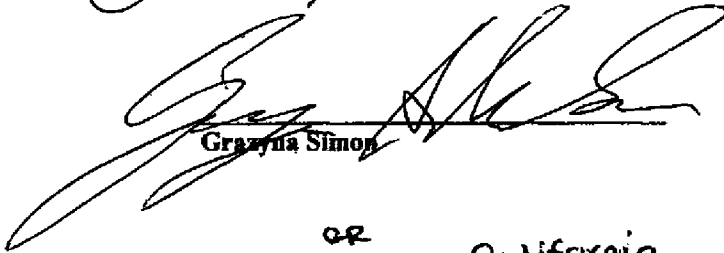
all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

  
Christopher Anthony

  
Ashley Anthony

  
Grazyna Simon

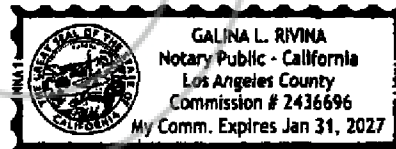
OR  
STATE OF NEVADA California  
COUNTY OF DOUGLAS Los Angeles

} ss:

This instrument was acknowledged before me on, October 2, 2023  
by Christopher Anthony and Ashley Anthony and Grazyna Simon

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02302605.



Escrow No. 2302605-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR FLYING EAGLE RANCH LLC, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 25, 2001 IN BOOK 1001, PAGE 8574, AS DOCUMENT NO. 526220, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING RECORDED SEPTEMBER 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;

THENCE SOUTH 89°53'01" EAST, 904.40 FEET;  
THENCE NORTH 89°48'28" EAST, 558.97 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°48'28" EAST, 694.01 FEET;  
THENCE SOUTH 00°11'32" EAST, 1255.31 FEET;  
THENCE SOUTH 89°48'28" WEST, 694.01 FEET;  
THENCE NORTH 00°11'32" WEST, 1255.31 FEET TO THE POINT OF BEGINNING.

APN: 1219-13-000-031

Note: Document No. 2021-964164 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1219-13-000-031  
 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  
 i. Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property: \$ 630,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 630,000.00  
 d. Real Property Transfer Tax Due: \$ 2,457.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Handwritten Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Christopher Anthony and Ashley  
 Anthony and Grazyna Simon  
 Address: 119 Fleet St  
 City: Marina Del Rey  
 State: CA Zip: 90292

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Alpine Bear LLC, a Nevada Series  
 Limited Liability Company  
 Address: P.O BOX 10602  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302605-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED