

APN: 1318-10-417-009  
R.P.T.T.: \$6,435.00  
Escrow No.: 23033288-DR  
When Recorded Return To:  
Sunstone Investments LLC  
7481 US HWY 6569  
Des Moines, IA 50320

Mail Tax Statements to:  
Sunstone Investments LLC  
7481 US HWY 6569  
Des Moines, IA 50320

DOUGLAS COUNTY, NV  
RPTT:\$6435.00 Rec:\$40.00  
\$6,475.00 Pgs=2  
2023-1001253  
10/06/2023 02:23 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gregory E. Chech, Trustee of The John Chech Family Trust**

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

**Sunstone Investments LLC, an Iowa limited liability company**

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

Lot 25, in Block 3 of Zephyr Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 5th, 1947, as Document No. 5160.

Assessors Parcel No.: 1318-10-417-009

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

Dated this 22 day of September, 2023.

The John Chech Family Trust,

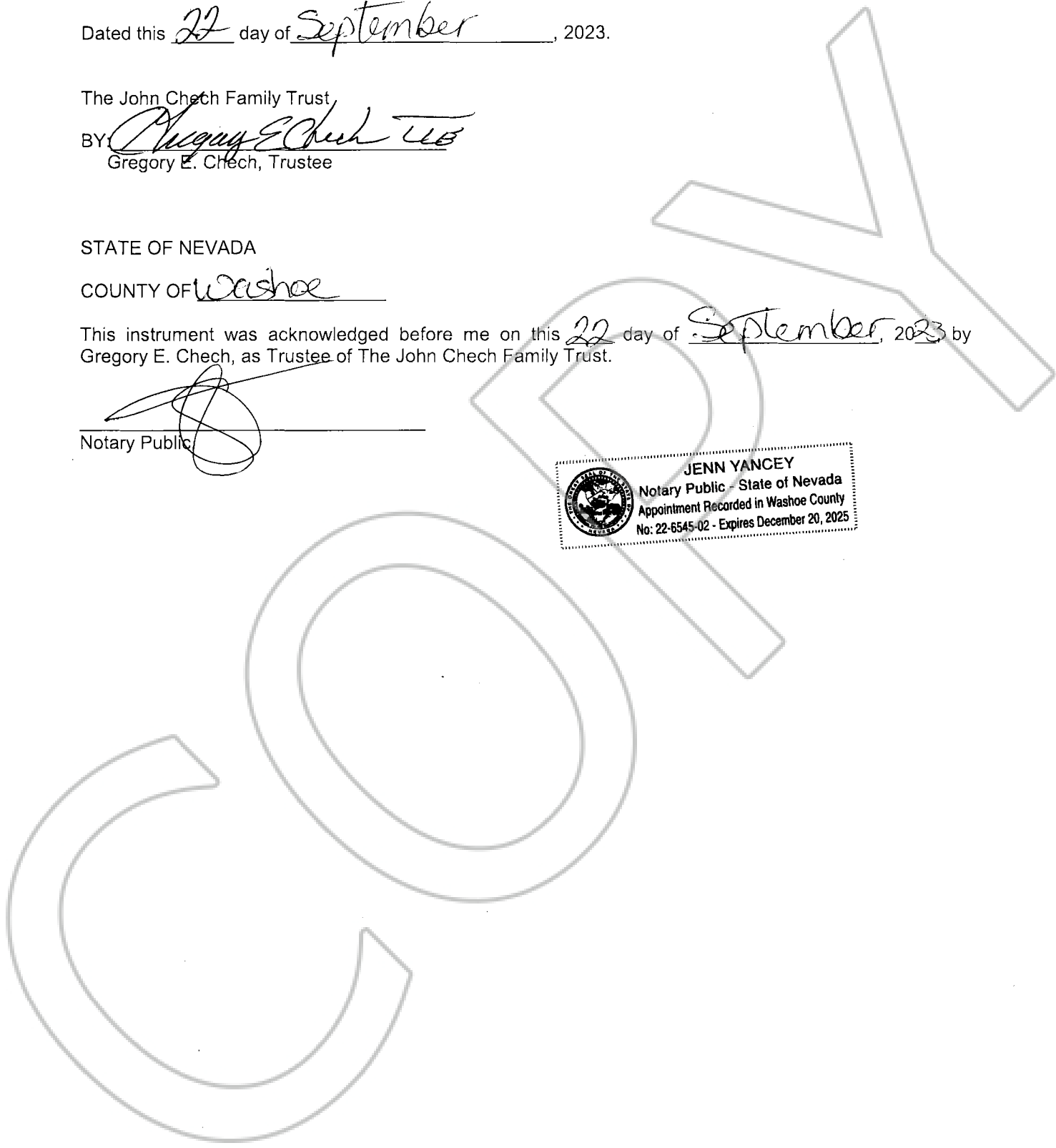
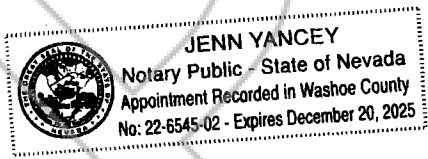
BY: Gregory E. Chech  
Gregory E. Chech, Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 22 day of September, 2023 by Gregory E. Chech, as Trustee of The John Chech Family Trust.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-417-009  
 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: \_\_\_\_\_

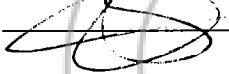
FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,650,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,650,000.00  
 d. Real Property Transfer Tax Due: \$6,435.00

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)

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

Print Name: <u>Gregory E. Chech, Trustee of The John Chech Family Trust</u>	Print Name: <u>Sunstone Investments LLC</u>
Address: <u>3702 Freedom Court</u>	Address: <u>7481 US HWY 6569</u>
City: <u>Carson City</u>	City: <u>Des Moines</u>
State: <u>NV</u> Zip: <u>89703</u>	State: <u>Iowa</u> Zip: <u>50320</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23033288-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