



00174090202310016670040041

SHAWNYNE GARREN, RECORDER

E09

APN/Parcel ID(s): 1318-09-810-079

Order No.:

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

617 Freel Dr, LLC, a Nevada limited liability company
4705 N Jensen St
Las Vegas, NV 89129

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T Exempt 9

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William N Kent and Gina M Kent, husband and wife, as joint tenants

do(es) hereby GRANT, BARGAIN AND SELL to

617 Freel Dr, LLC, a Nevada limited liability company

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

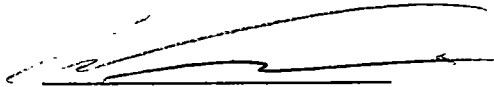
Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

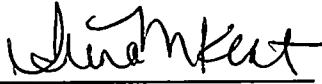
Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 10/5/2023



William N Kent



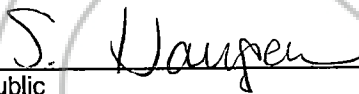
Gina M Kent

State of NEVADA

County of DOUGLAS

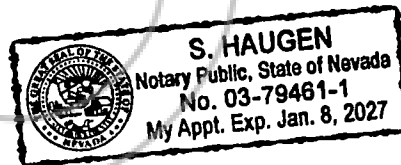
This instrument was acknowledged before me on this 5th day of October,
2023, by

William N. Kent and Gina M. Kent



Notary Public

[SEAL]



Order No.:

EXHIBIT A

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

Lot 16, Block G, of Amended Map of Subdivision No. 2, ZEPHYR COVE PROPERTIES, INC., according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929, as Document No. 267.

APN: 1318-09-810-079



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
a. 1318-09-810-079
b. _____
c. _____
d. _____

2. Type of Property:
a. Vacant Land b. Single Fam. Res.
c. Condo/Twnhsc d. 2-4 Plex
e. Apt. Bldg f. Comm'l/Ind'l
g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: OPERATING AGENT OK - J

3. a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
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 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 _____ Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William N Kent and Gina M Kent

Address: 4705 N Jensen St

City: Las Vegas

State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 617 Freel Dr LLC, a Nevada limited liability company

Address: 4705 N Jensen St

City: Las Vegas

State: NV Zip: 89129

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

Print Name: _____

Escrow # _____

Address: _____

City: _____

State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED