

DOUGLAS COUNTY, NV **2023-1002834**  
RPTT:\$3120.00 Rec:\$40.00  
\$3,160.00 Pgs=3 12/04/2023 09:38 AM  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1418-27-411-018

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:

RDB Winding Way LLC, Series 4, a Nevada limited  
liability company  
PO Box 11368  
Zephyr Cove, NV 89448

Escrow No.: ZC3693-JL

RPTT \$3,120.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Dierdre J. Swanson Trustee or her successors in interest, of the Dierdre Swanson Trust dated April 7, 2022, and any amendments thereto.**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

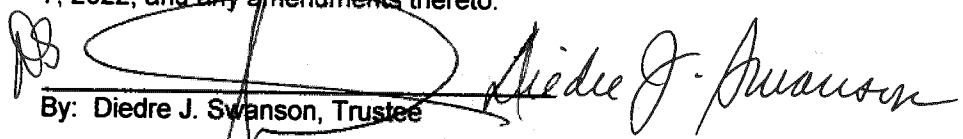
**RDB Winding Way LLC, Series 4, a Nevada limited liability company**

all that real property in the City of Zephyr Cove, 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.

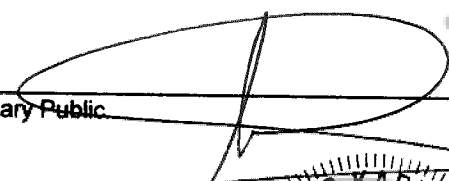
**Signature Page attached and made a part hereof.**

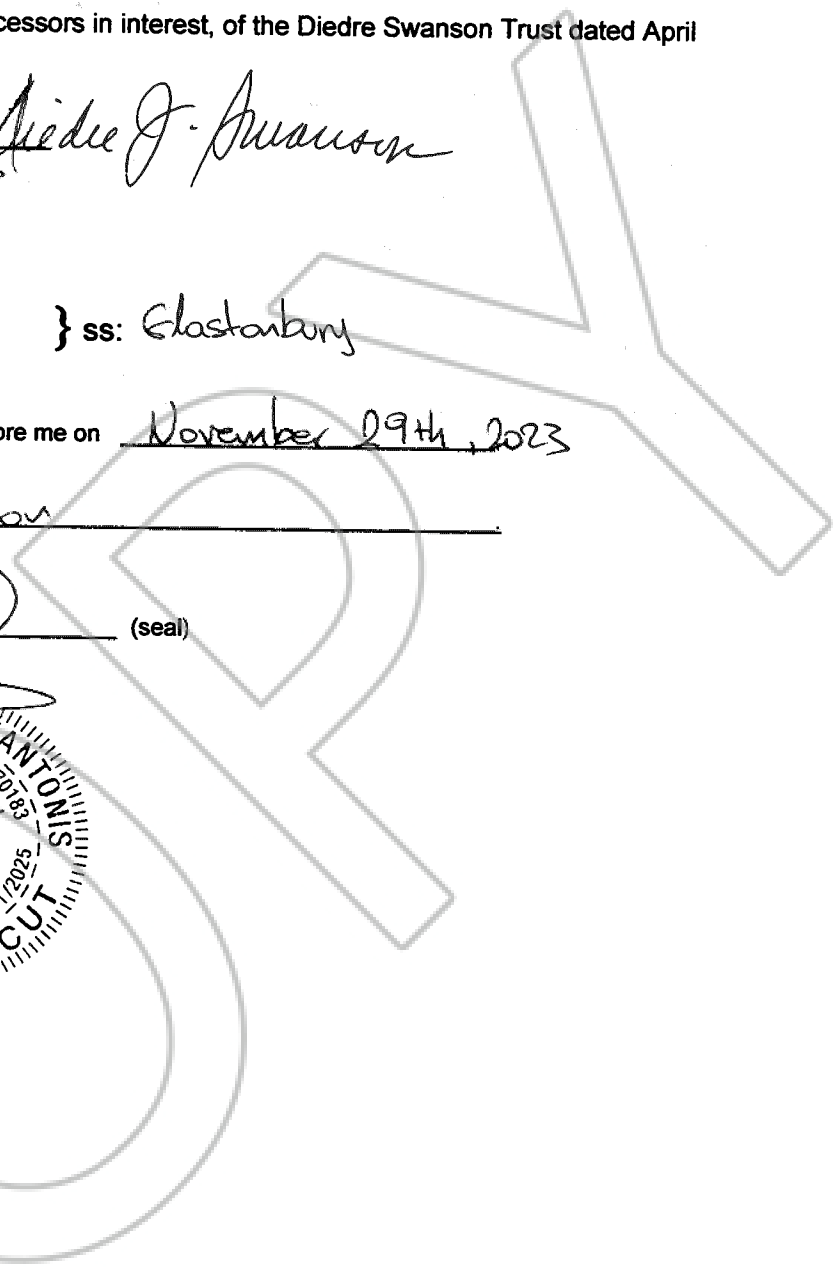
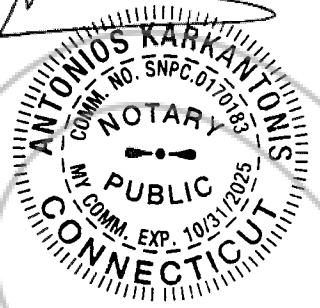
Dierdre J. Swanson Trustee or her successors in interest, of the Diedre Swanson Trust dated April 7, 2022, and any amendments thereto.

  
By: Dierdre J. Swanson, Trustee

STATE OF Connecticut } ss: Elastanburg  
COUNTY OF Hartford

This instrument was acknowledged before me on November 29th, 2023  
by Dierdre J Swanson

  
Notary Public (seal)



**EXHIBIT A"**

Unit 18, as forth on the Official Plat of Cave Rock Villas, recorded on August 16, 1977, in Book 877, Page 862, Document No. 12016 Official Records of Douglas County, State of Nevada, being a subdivision of Lot 3, Cave Rock Estates, Unit No. 1, recorded January 3, 1962, as Document No. 19323, of Official Records of Douglas County, Nevada, and delineated on that Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079, of Official Records at Page 634, Document No. 37479, Douglas County, Nevada.

TOGETHER WITH an undivided 1/22<sup>nd</sup> interest in and to that portion designated as Common Area, as set forth on the Official Plat of Cave Rock Villas, being a subdivision of Lot 3, Cave Rock Estates Unit No. 1, recorded August 16, 1977, in Book 877, Page 862, Document No. 12016, Official Records of Douglas County, State of Nevada and amended by Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079, Page 634, Document No. 37479, Official Records of Douglas County, State of Nevada.

**APN: 1418-27-411-018**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1418-27-411-018
- 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

|                                         |             |
|-----------------------------------------|-------------|
| <b>FOR RECORDER'S OPTIONAL USE ONLY</b> |             |
| Book: _____                             | Page: _____ |
| Date of Recording: _____                |             |
| Notes: _____                            |             |

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$800,000.00

Transfer Tax Value \$800,000.00

Real Property Transfer Tax Due: \$3,120.00

**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 *Dierdre Swanson* \_\_\_\_\_

Grantor \_\_\_\_\_

Signature *Ram* \_\_\_\_\_

Grantee Agent *Ram* \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Dierdre J. Swanson Trustee  
or her successors in interest,  
of the Dierdre Swanson Trust  
dated April 7, 2022, and any  
amendments thereto.

Print Name: \_\_\_\_\_  
Address: PO Box 975  
Zephyr Cove, NV 89448

**BUYER (GRANTEE) INFORMATION**  
(Required)

RDB Winding Way LLC, a Nevada  
limited liability company

Print Name \_\_\_\_\_  
Address: PO Box 463  
Glenbrook, NV 89413

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

Print Name: Signature Title Company LLC Escrow #: ZC3693-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448