

A.P.N. No.:	1320-36-002-017
R.P.T.T.	\$ 0.00
File No.:	2065870-2 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bradley J. Kosco and Vivian A. Seifert	
2158 Morro Drive	
South Lake Tahoe, CA 96150	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **AHST 314 LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bradley J. Kosco and Vivian A. Seifert, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 4 in Block C as shown on the Final Map for WILDFLOWER RIDGE UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on December 19, 1990, in Book 1290, Page 2541, as Document No. 241308, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 7, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

AHST 314 LLC, a Nevada limited liability company

API Stewart Holdings LLC, a California limited liability company, its sole member

By: Asset Preservation, Inc.,
a California corporation, its sole member

By: *Diane Fox*
Diane Fox, Senior Vice President

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Diane Fox as Senior Vice President of Asset Preservation, Inc., a California corporation, its sole member by API Stewart Holdings LLC, a California limited liability company, its sole member of AHST 314 LLC, a Nevada limited liability company.

Signature: _____
Notary Public

My Commission Expires: _____

See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

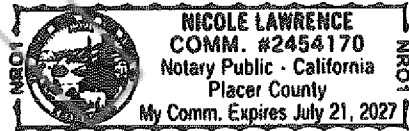
State of California
County of Placer)

On December 18, 2023 before me, Nicole Lawrence, Notary Public
(insert name and title of the officer)

personally appeared Diane Fox,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature  (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-36-002-017
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

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 3
 b. Explain Reason for Exemption: This is the final leg of a reverse exchange where all transfer Tax was paid under document number 2023-999027

5. Partial Interest: Percentage being transferred: 100%
 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 AGENT
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: AHST 314 LLC, a Nevada limited liability company
 Address: 1420 Rocky Ridge Drive, Suite 380
 City: Roseville
 State: CA Zip: 95661

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bradley J. Kosco and Vivian A. Seifert
 Address: 2158 Morro Drive
 City: South Lake Tahoe
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2065870-2 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED