

DOUGLAS COUNTY, NV  
RPTT:\$1536.60 Rec:\$40.00  
\$1,576.60 Pgs=5

**2023-1003511**

**12/29/2023 11:26 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-26-101-063  
R.P.T.T.: \$1,536.60  
Escrow No.: 23037370-SS  
When Recorded Return To:  
Grateful LLC, Series Four Kingsbury, a  
Nevada Series limited liability company  
P.O. Box 907  
Minden, NV 89423

Mail Tax Statements to:  
Grateful LLC, Series Four Kingsbury, a  
Nevada Series limited liability company  
P.O. Box 907  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cory Jennings, a single man and Shannon Diane Borja (also known as Shannon Dianne Borja), a married woman, each as to their undivided 12.5% interest each**

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

**Wild Red Yeti, LLC., a Nevada limited liability company, as to the entire 25% interest from the grantors**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 27 day of December, 2023.

[Signature]  
Cory Jennings

\_\_\_\_\_  
Shannon Diane Borga

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Cory Jennings.

*See Attached*

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Shannon Diane Borga.

\_\_\_\_\_  
Notary Public

California All Purpose Acknowledgement

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 Riverside

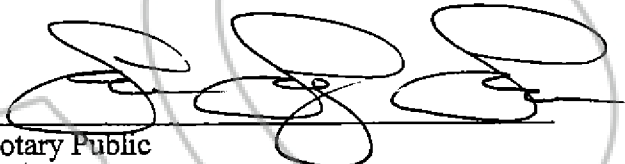
On 12-27-23, before me Lori Leigh Luna, Notary Public,  
Personally appeared

Cory Jennings

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 this foregoing paragraph is true and correct.

Witness my hand and official seal

  
Notary Public



(SEAL)

Document: Grant Bargain Sale Deed

Dated this 27 day of December, 2023.

\_\_\_\_\_  
Cory Jennings

Shannon Diane Borja  
~~Borja~~ Borja SB

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Cory Jennings.

\_\_\_\_\_  
Notary Public

STATE OF CA

COUNTY OF San Diego

This instrument was acknowledged before me on this 27<sup>th</sup> day of December, 2023, by Shannon Diane ~~Borja~~ Borja SB

Barbara J. Daniels

Notary Public  
Barbara J. Daniels, notary public

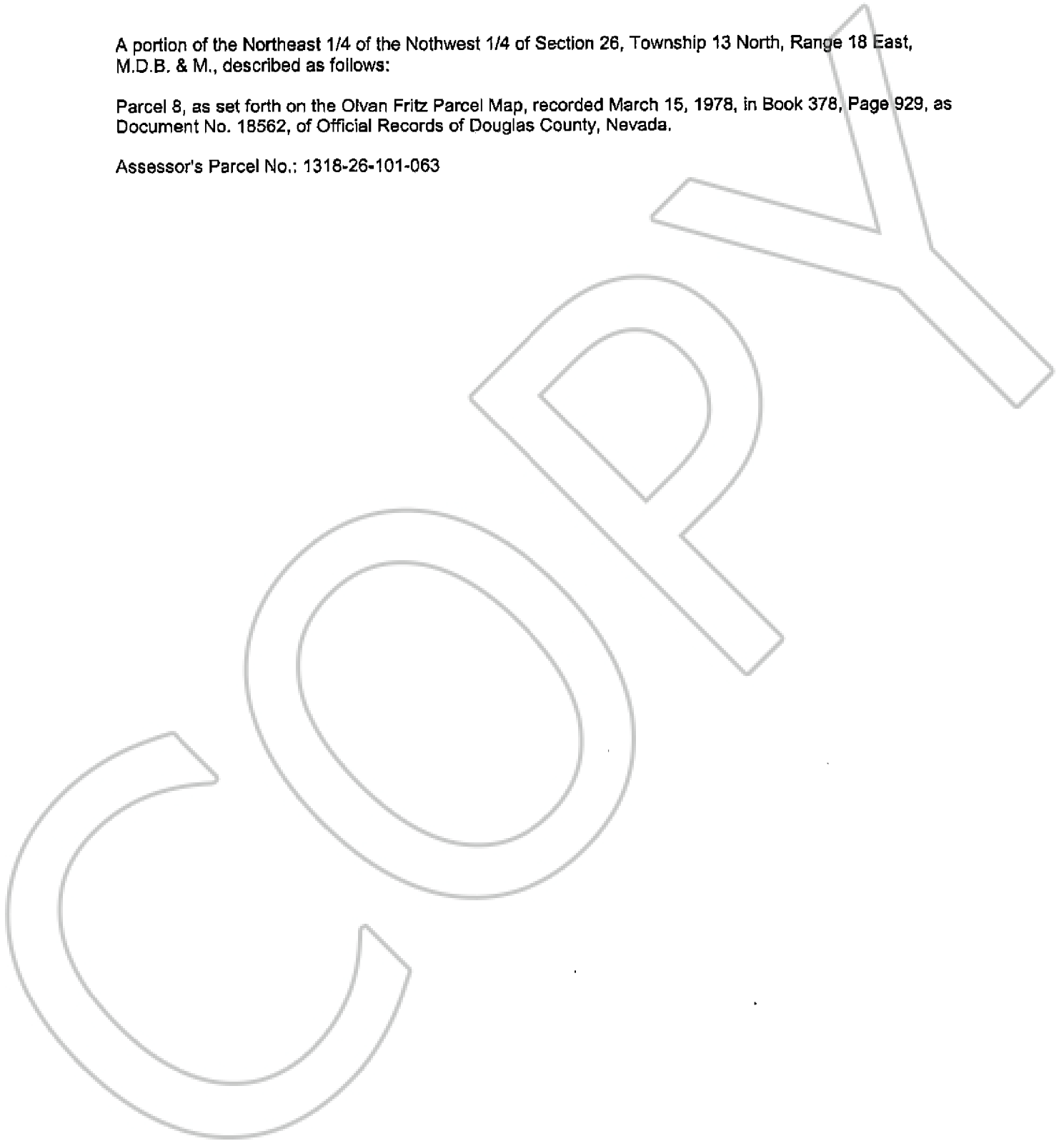


**EXHIBIT "A"**

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B. & M., described as follows:

Parcel 8, as set forth on the Olvan Fritz Parcel Map, recorded March 15, 1978, in Book 378, Page 929, as Document No. 18562, of Official Records of Douglas County, Nevada.

Assessor's Parcel No.: 1318-26-101-063



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-26-101-063  
 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: \$393,750.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$393,750.00  
 d. Real Property Transfer Tax Due: \$1,536.60

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 25%

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: X: [Signature] Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

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

Print Name: Cory Jennings and Shannon Diane  
Borge Borge  
 Address: 20439 Fox Den Rd  
 City: Wildomar  
 State: CA Zip: 92595

Print Name: Wild Red Yeti, LLC., a Nevada limited liability company c/o Grateful LLC, Series Four Kingsbury, a Nevada Series limited liability company  
 Address: P.O. Box 907  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037370-SS  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519