

DOUGLAS COUNTY, NV

2023-994459

RPTT:\$6142.50 Rec:\$40.00

\$6,182.50 Pgs=3

03/03/2023 01:10 PM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-212-062

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:**

Rhonda L Shea
2139 Laurel Street
Napa, CA 94559

Escrow No.: ZC3497-JL

RPTT \$6,142.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Transformational Technologies LLC, a Wyoming limited liability company

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

Rhonda L Shea Holdings LLC, a California limited liability company

all that real property in the City of Stateline, 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.

Transformational Technologies a Wyoming limited liability company

By: 1st Base Trust dated July 19, 2016, its manager

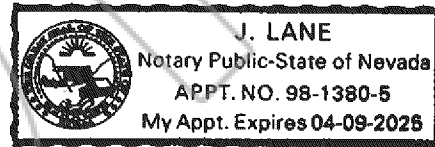
Edward R. Starr, TRUSTEE
Edward Robert Starrs, Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 3-1-2023

by Edward Robert Starrs

Jane (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

That portion of Lot 30, of Lake Village Unit No. 2C, as shown on the official map recorded in the office of the county recorder of Douglas County, Nevada, on March 10, 1972, in Book 97, Page 442, as Document No. 58124, and amended April 20, 1973, in Book 473, Page 1145, as Document No. 65826; more particularly described as follows:

Commencing at the corner of Said Lot 30, being a circular lot with a radius of 35.00 feet;

Thence South $89^{\circ}50'20''$ East 35.00 feet to a point on the boundary of said Lot 30, said point being the True Point of Beginning;

Thence along said boundary being a curve to the left having a tangent bearing of North $00^{\circ}09'40''$ East and being concave to the Southwest through a central angle of $32^{\circ}37'22''$ with a radius of 35.00 feet, an arc length of 19.93 feet to a point on the boundary of said Lot which lies North $57^{\circ}32'18''$ East, 25.00 feet from the center of said Lot;

Thence leaving said boundary South 73 degrees, 50'59" West, a distance of 67.18 feet to a point on the boundary of said Lot 30, which bears North 89 degrees, 50'20" West, 35.00 feet from the center of Lot 30;

Thence along said boundary being a curve to the left having a tangent bearing of South $00^{\circ}09'40''$ West and being concave to the Northeast through a central angle of $32^{\circ}37'22''$ with a radius of 35.00 feet, an arc distance of 19.93 feet to a point, which bears South $57^{\circ}32'18''$ West, 35.00 feet from the center of said Lot 30;

Thence leaving said boundary North $73^{\circ}50'59''$ East, 67.18 feet to the Point of Beginning
Said described Parcel of Lot 30 is further set forth as Parcel B of that certain Parcel Map recorded September 24, 1976, as Document No. 03498, Official Records.

Legal description obtain from deed recorded 4-14-2022, document number 2022-983689 records of Douglas County Nevada.

APN: 1318-23-212-062

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. **Assessor Parcel Number(s)**
 a) 1318-23-212-062
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. **Total Value/Sales Price of Property:** \$1,575,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value \$1,575,000.00
 Real Property Transfer Tax Due: \$6,142.50

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 _____ Grantor Agent
 Signature Rhonda Shea Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Transformational Technologies LLC
 Address: PO Box 3373
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Rhonda L Shea Holdings LLC, a California limited liability company
 Address: 2139 Laurel Street
Napa, CA 94559

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

Print Name: Signature Title Company LLC Escrow #: ZC3497-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED