

DOUGLAS COUNTY, NV **2023-998102**
RPTT:\$8892.00 Rec:\$40.00
\$8,932.00 Pgs=4 **06/30/2023 09:19 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-315-022

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:**

Thomas D. Sumrall and Glenda R. Sumrall
PO Box 5190
Stateline, NV 89449

Escrow No.: ZC3571-JL

RPTT \$8,892.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

TahoeNow Ventures LLC, a Nevada Limited Liability Company

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

Thomas D. Sumrall and Glenda R. Sumrall, as co-Trustees of the Sumrall Living Trust, U/A dated April 8, 1995, as Restated on March 27, 2013

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

See Attached Exhibit "A"

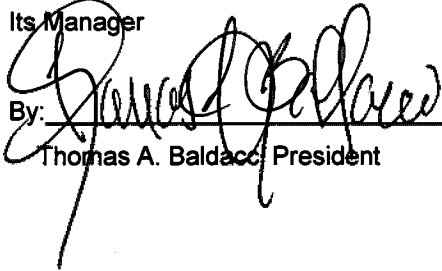
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Tahoenow Ventures, LLC a Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company
its Manager

By: St. Thomas Construction, Inc., a California Corporation
Its Manager

By:  _____
Thomas A. Baldacc, President

STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on _____.

by _____.

Notary Public (seal)

See attached →

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa

On 5/10/23 before me, Stephanie Ruiz Martinez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas A. Baldacci
Name(s) of Signer(s)

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 [Handwritten Signature]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

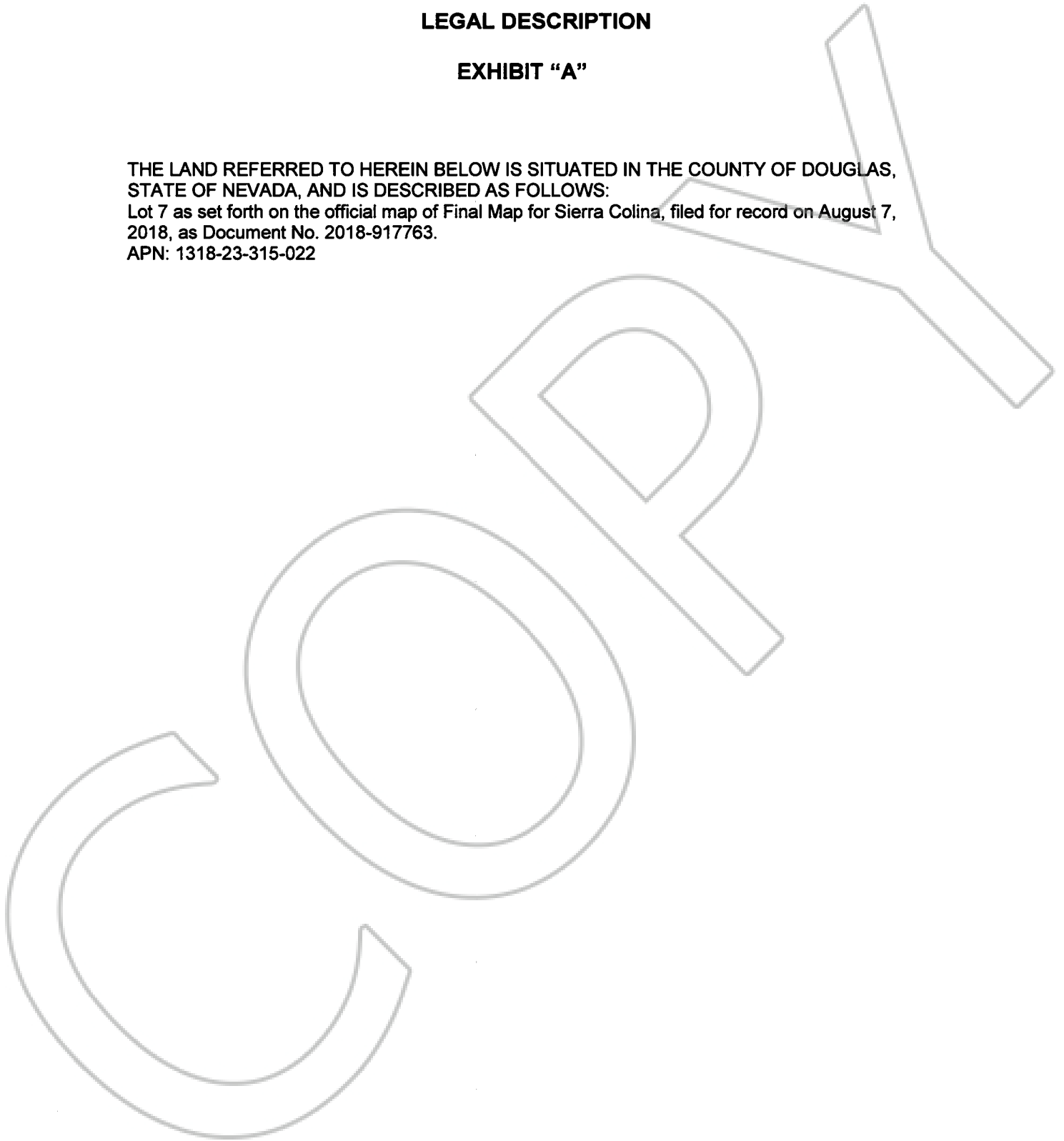
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 7 as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7,
2018, as Document No. 2018-917763.

APN: 1318-23-315-022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-315-022
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$2,279,990.00
Transfer Tax Value \$2,279,990.00
Real Property Transfer Tax Due: \$8,892.00

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 _____

Grantor _____

Signature Thomas D. Sumrall 6-26-23

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: TahoeNow Ventures LLC, a Nevada Limited Liability Company
Address: 12885 Alcosta Blvd. Ste E San Ramon, CA 94583

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Thomas D. Sumrall and Glenda R. Sumrall, as co-Trustees of the Sumrall Living Trust, U/A dated April 8, 1995, as Restated on March 27, 2013
Address: PO Box 5190 Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3571-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448