

DOUGLAS COUNTY, NV

2023-998367

RPTT:\$7020.00 Rec:\$40.00

\$7,060.00 Pgs=3

07/10/2023 03:41 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-09-810-079

R.P.T.T.: \$7,020.00

Escrow No.: 23035680-DR

When Recorded Return To:

617 Freel Dr LLC

4705 N. Jensen Street

Las Vegas, NV 89129

Mail Tax Statements to:

617 Freel Dr LLC

4705 N. Jensen Street

Las Vegas, NV 89129

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Freel House, LLC, a Nevada limited liability copmany

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

617 Freel Dr LLC, a Nevada Limited Liability Company

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

Lot 16, in Block G, of Amended Map of Subdivision, Phase 2 of Zephyr Cove Properties, Inc., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 5th, 1929, as Document No. 267.

Assessors Parcel No.: 1318-09-810-079

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

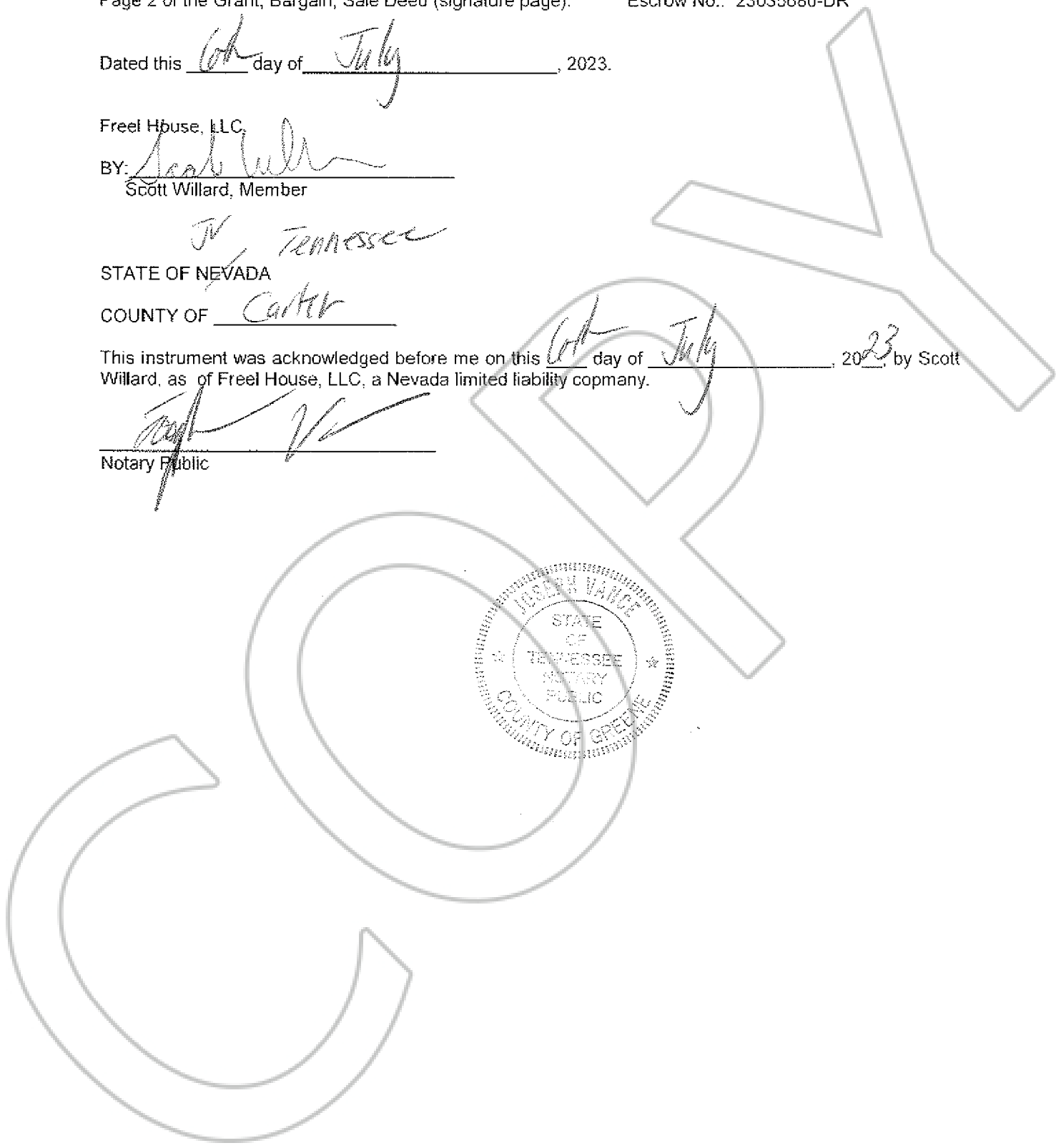
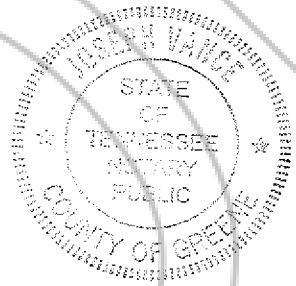
Dated this 6th day of July, 2023.

Freel House, LLC.
BY: [Signature]
Scott Willard, Member

TN, Tennessee
STATE OF NEVADA
COUNTY OF Carter

This instrument was acknowledged before me on this 6th day of July, 2023, by Scott Willard, as of Freel House, LLC, a Nevada limited liability company.

[Signature]
Notary Public



ILLEGIBLE NOTARY SEAL DECLARATION

Government Code 27361.7


I certify under penalty of perjury under the laws of the State of ^{Nevada}~~California~~ that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Joseph Vance

Name of County Carter

Date of Commission Expires N/A

Notary Identification Number N/A


Signature of person (firm names if any) making verification

Date 7-10-2023

Location Zephyr Cove
(City)
State of NEVADA



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-810-079
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$1,800,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$1,800,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$7,020.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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: *[Handwritten Signature]* Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Freel House, LLC</u>	Print Name: <u>617 Freel Dr LLC</u>
Address: <u>126 Paul Smith Road</u>	Address: <u>4705 N. Jensen Street</u>
City: <u>Roan Mountain</u>	City: <u>Las Vegas</u>
State: <u>TN</u> Zip: <u>37587</u>	State: <u>Nevada</u> Zip: <u>89129</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035680-DR

Address: 896 W Nye Ln. Ste 104

City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED