

DOUGLAS COUNTY, NV **2023-999027**
RPTT:\$5284.50 Rec:\$40.00
\$5,324.50 Pgs=2 **07/31/2023 12:42 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-36-002-017
R.P.T.T.	\$5,284.50
File No.:	2065870 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
AHST 314 LLC, a Nevada limited liability company	
C/O Bradley J. Kosco and Vivian A. Seifert	
2158 Morro Drive, South Lake Tahoe, CA 96150	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Philip D. Gaughran and Gretchen H. Gaughran, husband and wife, as Community Property with Right of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **AHST 314 LLC, a Nevada limited liability company**, 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: June 28, 2023

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

Philip D. Gaughran
Philip D. Gaughran

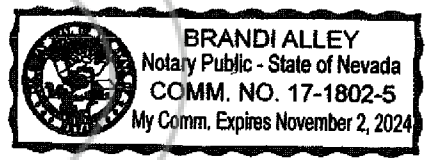
Gretchen H. Gaughran
Gretchen H. Gaughran

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 27th day of July, 2023
By: Philip D. Gaughran and Gretchen H. Gaughran.

Signature: Brandi Alley
Notary Public

My Commission Expires: 11/2/24



**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 \$ 1,355,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,355,000.00
 d. Real Property Transfer Tax Due \$ 5,284.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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: Philip D. Gaughran and Gretchen H. Gaughran
 Address: 1844 Maverick Trail
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: AHST 314 LLC, a Nevada limited liability company- C/O 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 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410