

APN# 1220-10-310-006

Recording Requested by/Mail to:

Name: Best Home Solutions

Address: 1527 19th St #414

City/State/Zip: Bakersfield CA 93301

Mail Tax Statements to:

Name: Best Home Solutions

Address: 1527 19th St #414

City/State/Zip: Bakersfield CA 93301

Notice of Intent to Preserve Interest

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Recording requested by: Elijah Joseph
of MarieYves LLC D.B.A. Best
Home Solutions

After recording return to: 1527 19th St #414
Bakersfield CA 93301

SPACE ABOVE FOR USE OF COUNTY RECORDER ONLY, PLEASE
MarieYves LLC D.B.A. Best Home Solutions

NOTICE OF INTENT TO PRESERVE INTEREST

This notice is intended to preserve an interest in real property from extinguishment pursuant to Title 5 (commencing with Section 880.020) of Part 2 of Division 2 of the Civil Code (Marketable Record Title).

Claimant Name: MarieYves LLC

Mailing Address: 1527 19th St, # 414, Bakersfield CA 93301

Contact Phone Number: 661-466-4995

Interest Character (e.g., power of termination): MarieYves LLC D.B.A. Best Home Solutions has an interest in that certain real property situated in Douglas county, State of Nevada.

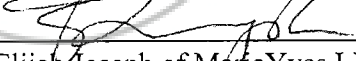
Record location of document creating or evidencing interest in claimant: 1527 19th St #414 Bakersfield CA, 93301

Real Property Legal Description (may be same as in recorded document creating or evidencing interest in claimant): CENSUS TRACT: 001000 LOT#: 31 SUBDIVISION: Country Club Est
LEGAL DESCRIPTION: Country Club Est Lot 31

APN: 1220-10-310-006

Property Otherwise Known As: 1460 Glenwood Dr, Gardnerville, NV 89460

I assert under penalty or perjury that this notice is not recorded for the purpose of slandering title to real property and I am informed and believe that the information contained in this notice true. If this notice is made on behalf of claimant, I assert under penalty of perjury that I am authorized to act on behalf of the claimant.

Signed: 
(claimant) Elijah Joseph of MarieYves LLC

Date: 08/25/2023

"Exhibit A"

Standard Purchase and Sale Agreement

AGREEMENT dated this 19 day of JULY 2023, by and between:
MARK & JUNE CALE hereinafter "Seller" and
MARIEYVES LLC hereinafter "Buyer" (and/or assigns/nominees)

1. The Property. The parties hereby agree that Seller will sell and Buyer will buy the following property, located in and situate in the County of DOUGLAS, State of NEVADA,

LEGAL DESCRIPTION: COUNTRY CLUB EST LOT 31

Known by street and address as:

1460 GLENWOOD DR GARDNERVILLE NEVADA, 89460

The sale shall also include all personal property and fixtures, except:

Unless specifically excluded, all other items will be included, whether or not affixed to the property or structures. **The property is being purchased AS IS, WHERE IS with no repairs to be done by the seller.** The purchasing LLC is buying the property with the intent to either: resell, remodel or keep to profit off the investment. It is important to note that this property could potentially sell for a higher sales price. This clause shall survive closing of title.

2. Purchase Price. The total purchase price to be paid by Buyer will be \$ 590,000 payable as follows:
 - Non Refundable earnest money deposit (see below) FIVE HUNDRED \$ 500
 - Balance due at closing \$ 589,500
3. Earnest Money. Agent of buyer's choice shall hold the buyer's earnest money in escrow. If Buyer is unable to complete the purchase for any reason, the earnest money deposit shall be forfeited to the seller as total liquidated damages and buyer is released from any further obligation under this agreement.
4. Mortgage or Third-Party Financing. It is agreed that buyer may require a new mortgage loan to finance this purchase. The application for this loan will be made with a lender acceptable to Buyer, and unless a mortgage loan acceptable to buyer is approved without contingencies other than those specified in this agreement within 15 (fifteen) days from the date of acceptance of this agreement, buyer shall have the right to terminate this agreement. Buyer shall return any surveys and copies of leases received from seller. Seller acknowledges that there may be a new institutional mortgage being placed on the property and closing may be extended a reasonable amount of time to accommodate the mortgage financing process.

5. Closing. Closing will held be on or about AUGUST 8, 2023, at a time and place designated by buyer. Buyer shall choose the escrow, title and/or closing agent. Seller agrees to convey clear title by a grant deed, free of any liens, judgments or any other encumbrances. Taxes will be prorated at closing.

At closing, Buyer shall pay the following costs in transferring title:

BUYER TO PAY ALL COSTS IN TRANSFERRING TITLE

At closing, Seller shall pay the following costs in transferring title:

SELLER NOT TO PAY ANY COSTS IN TRANSFERRING TITLE

Buyer reserves the right to do a final "walk through" the day of closing.

6. Execution in Counterparts. This agreement may be executed in counterparts and by facsimile signatures. This agreement shall become effective as of the date of the last signature.
7. Inspection. This agreement is subject to the final inspection and approval of the property by the buyer in writing on or before: FRIDAY JULY 28, 2023.
During inspection period, seller may not enter in another agreement to sell with another party unless given written consent by the buyer. In the event that a third party whether investor, agent, friend/family member or other may attempt to circumvent this agreement without written consent of the buyer will be subject to a \$5,000 fine made payable by the seller and respective 3rd party. This clause will also serve as a memorandum which clouds title in the event that either party attempts to circumvent this agreement. Additionally, all earnest money shall be returned to the buyer and cancellation of escrow will ensue upon payment to buyer.
8. Access. Buyer shall be entitled a key and be entitled to access to show partners, lenders, inspectors and/or contractors prior to closing. Buyer may place an appropriate sign on the property prior to closing for prospective tenants and/or assigns.
9. Access/Marketing: The Seller shall provide Buyer a key or otherwise make property accessible to Buyer and/or Buyer's lender, real estate agent, partner, contractor, appraiser, or inspector prior to closing. A private walk through can be set up if property is not vacant. Seller agrees that the Buyer may test market via Multiple Listing Service, Craigslist, Facebook Marketplace, Newspapers, FOR RENT/SALE sign and/or other marketing means desired upon acceptance of this agreement by both parties until close of escrow. Buyer may place an appropriate sign on the property prior to closing for prospective tenants and/or assigns. Seller also agrees that buyer may enter into a brokerage agreement on the subject property with a local agent to assist in bringing a partner/buyer.
10. Attorney In Fact: Seller hereby irrevocably makes, constitutes and appoints Buyer (and any officer of Buyer or any Person designated by Buyer for that purpose) as Seller's true and lawful proxy and attorney-in-fact (and agent-in-fact) in Seller's name, place and stead, with full power of

substitution, to (i) take such actions as are permitted in this Purchase Agreement, (ii) execute such financing statements and other documents and to do such other acts as Buyer may require to perfect and preserve Buyer's security interest in, and to enforce such interests in the Collateral, and (iii) upon the occurrence of an Event of Default, carry out any remedy provided for in this Purchase Agreement, including, executing change of address forms with the postmaster of the United States Post Office serving the address of Seller, changing the address of Seller to that of Buyer, opening all envelopes addressed to Seller and applying any payments contained therein to the Obligations. Seller hereby acknowledges that the constitution and appointment of such proxy and attorney-in-fact are coupled with an interest and are irrevocable. Seller hereby ratifies and confirms all that such attorney-in-fact may do or cause to be done by virtue of any provision of this Purchase Agreement.

11. Agreement Acceptance. Agreement has to be approved by all participants, including buyer's partners, within 14 days of this agreement.

12. Additional terms (if any):

ITEM 13 IS NOT TO BE EXERCISED. Buyer agrees to rent the property back to the seller for 31 days, post close of escrow. The rent amount will be equal to the market rent for the area in the amount of \$3,000. At the end of the lease agreement, the seller agrees to vacate property and hand over keys to the buyer and/or landlord

13. **SUBJECT-TO AGREEMENT (OPTIONAL)**: Buyer has the right to negotiate with seller an agreement to purchase this house Subject-to the existing mortgage. In which seller will hold the mortgage/lien in their name, and deed this property over to BUYER via grant deed. BUYER will make payments on the property, and seller shall be relinquished of any responsibilities to the house, including taxes owed against property, payments made on the property, refinancing the property, and or WRAPPING a mortgage around the existing mortgage of said property, and or making repairs to the property. BUYER agrees to take on the full responsibilities of the property. Seller agrees to give BUYER a Limited Power Of Attorney to handle all responsibilities of the property in HIS/HER place. If this term is to be recognized and acknowledged and AGREED UPON in this purchase agreement, please reference this SUBJECT-TO AGREEMENT in item 11.

Erin

Verified by pdfFiller
07/19/2023

Buyer

Managing Member of
MarieYves LLC

07/19/2023

Date

Molly

Seller

June Robinson Cole

07/19/2023

Date

07/19/2023

COOPER

Addendum to Real Estate Agreement

This is an Addendum to the Real Estate Agreement with a Reference Date of 07/24/2023

Between MarieYves LLC and Mark Cale and June Pinkelman-Cale

Regarding the property located at 1460 Glenwood Dr, Gardnerville, NV 89460

The following terms are hereby incorporated as part of the Agreement:

Closing date will be extended to on or before August 16, 2023.

Remaining balance due from mortgage credit line to be withdrawn from seller proceeds.

Mark Cale 07/24/2023
Seller Signature Date

June Pinkelman-Cale 07/24/2023
Seller Signature Date

mark Cale

Print Name

june pinkelman

Print Name

Elijah 07/24/2023
Buyer Signature Date

Elijah Joseph of MarieYves LLC
Print Name

