

APN: 1318-15-612-003

RECORDING REQUESTED BY:

L. Mark Bissonnette
2520 Lake Tahoe Blvd., Ste. 2
South Lake Tahoe, CA 96150



00176646202410038460030035

SHAWNYNE GARREN, RECORDER

E07

WHEN RECORDED MAIL TO:

L. Mark Bissonnette
2520 Lake Tahoe Blvd., Ste. 2
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO;

Kyle & Britta Swanson
P.O. Box 1172
258 McFaul Court
Zephyr Cove, NV 89448

GRANT DEED FROM TRUST

THIS INDENTURE made and entered into this 12 day of December, 2023, by and between, KYLE E. SWANSON and BRITTA L. SWANSON, Co-Trustees of the SWANSON FAMILY TRUST, dated November 16, 2012, Grantor, and Round Hill Roost LLC, a Nevada Limited Liability Company, as Grantee.

WITNESSETH:

Grantor hereby grants and transfers all right, title and interest, held by Grantor, to Grantee in that certain real property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

Lot 3, in Block A, as shown on the map entitled ROUND HILL VILLAGE, UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on August 31, 1965, Document No. 29312.

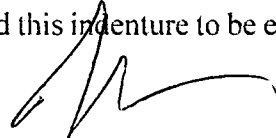
APN# 1318-15-612-003

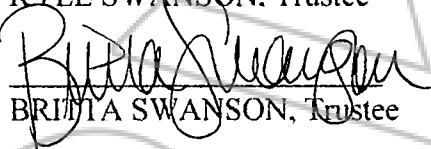
Commonly known as 258 McFaul Court, Zephyr Cove, NV 89448.

Grantor declares under penalty of perjury under the laws of the State of Nevada that the following is true and correct:

This conveyance is a transfer from a trust without consideration to a limited liability company with identical ownership and therefore the documentary transfer tax is \$0.00, pursuant to Nevada Revised Statutes Section 375.020 et seq.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.


KYLE SWANSON, Trustee


BRITTA SWANSON, Trustee

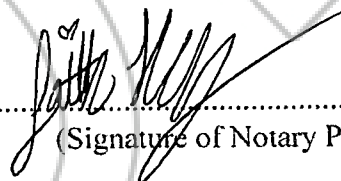
State of Nevada }

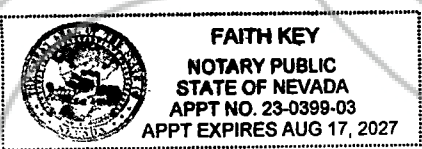
}ss.

County of Douglas }

On this 12th day of December, in the year 2023 before me, Faith Key (here insert name of notary public) personally appeared Kyle Swanson and Britta Swanson (here insert name of principal) personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

NOTARY SEAL


.....
(Signature of Notary Public)



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-15-612-003
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>1/11/24</u>	
NOTES: <u>Trust ok. 1/11/24</u>	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: This is a transfer from a trust to an LLC without consideration

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 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 Attorney

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Kyle & Britta Swanson Trustees
 Address: P.O. Box 1172
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Round Hill Roost, LLC
 Address: P.O. Box 1172
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: L. Mark Bissonnette, Esq. (530) 544-5092 Escrow # NA
 Address: 2520 Lake Tahoe Blvd., Ste. 2
 City: South Lake Tahoe State: CA Zip: 96150