

DOUGLAS COUNTY, NV

2024-1003978

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

01/18/2024 01:56 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E03

APN # 1219-13-000-031

Escrow # 02302605-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

GRANT, BARGAIN, SALE DEED
(Title on Document)

Document No 2023-1001217 is being re-recorded to correct grantees vesting.

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

DOUGLAS COUNTY, NV **2023-1001217**
RPTT:\$2457.00 Rec:\$40.00
\$2,497.00 Pgs=3 10/06/2023 08:49 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Alpine Bear LLC, ~~a Nevada Series Limited Liability~~
~~Company~~ Eagle Meadows Series
P.O BOX 10602
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2302605-RLT

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security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1219-13-000-031
R.P.T.T. \$2,457.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christopher Anthony and Ashley Anthony, husband and wife and Grazyna Simon, an unmarried woman, all as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Alpine Bear LLC, ~~a Nevada Series Limited Liability Company~~ Eagle Meadows Series

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

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Alpine Bear LLC, ~~a Nevada Series Limited Liability Company~~
Eagle Meadows Series
P.O BOX 10602
Zephyr Cove, NV 89448

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R.P.T.T. \$2,457.00

E-RECORDED *simplifile*

ID: 2023-1001217

County: Douglas

Date: 10/6/23 Time: 8:49

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

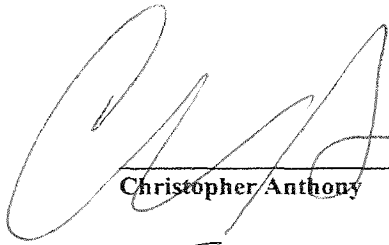
THIS INDENTURE WITNESSETH: That Christopher Anthony and Ashley Anthony, husband and wife and Grazyna Simon, an unmarried woman, all as joint tenants

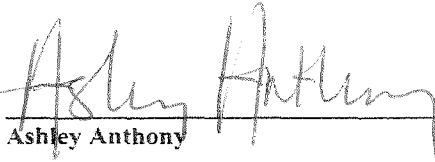
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Alpine Bear LLC, ~~a Nevada Series Limited Liability Company~~ **Eagle Meadows Series**

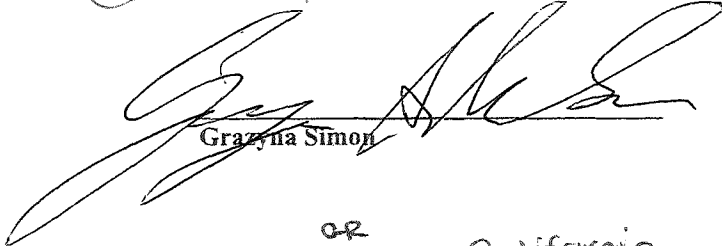
all that real property situated in the County of Douglas, State of Nevada, described as follows:
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Signature and notary acknowledgement on page two.


Christopher Anthony


Ashley Anthony


Grazyna Simon

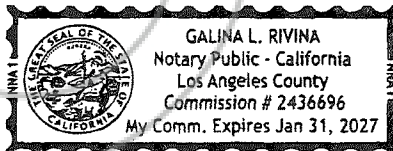
STATE OF ^{OR} NEVADA *California*
COUNTY OF ~~DOUGLAS~~ *Los Angeles*

} ss:

This instrument was acknowledged before me on, October 2, 2023
by Christopher Anthony and Ashley Anthony and Grazyna Simon


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302605.



Escrow No. 2302605-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR FLYING EAGLE RANCH LLC, ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 25, 2001 IN BOOK 1001, PAGE 8574, AS DOCUMENT NO. 526220, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR NATHAN AND CINDY LEISING RECORDED SEPTEMBER 06, 1995 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 369848;

THENCE SOUTH 89°53'01" EAST, 904.40 FEET;
THENCE NORTH 89°48'28" EAST, 558.97 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°48'28" EAST, 694.01 FEET;
THENCE SOUTH 00°11'32" EAST, 1255.31 FEET;
THENCE SOUTH 89°48'28" WEST, 694.01 FEET;
THENCE NORTH 00°11'32" WEST, 1255.31 FEET TO THE POINT OF BEGINNING.

APN: 1219-13-000-031

Note: Document No. 2021-964164 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1219-13-000-031
 - 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: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 0.0
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 0.0
- d. Real Property Transfer Tax Due: \$ 0.0

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section #3 _____
 - b. Explain Reason for Exemption: Re recording to fix grantees vesting

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 *Chris Simon* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Christopher Anthony and Ashley Anthony and Grazyna Simon
 Address: 119 Fleet Street
 City: Marina Del Ray
 State: CA Zip: 90292

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Alpine Bear LLC, Eagle Meadows Series
 Address: PO Box 10602
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302605-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED