

DOUGLAS COUNTY, NV **2024-1005992**
RPTT:\$2925.00 Rec:\$40.00
\$2,965.00 Pgs=5 **03/25/2024 02:22 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1219-03-001-032

Order No.: TTR2400008-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Margaret A. Jonsson, Trustee of the
Margaret Anne Jonsson Trust March
16,2016 and any amendments thereto
4007 Edgehill Lane
Santa Ynez, CA 93460

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,925.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SJS Investments LLC, A Nevada Limited Liability Company,

do(es) hereby GRANT, BARGAIN AND SELL to

**Margaret A. Jonsson, Trustee of the Margaret Anne Jonsson Trust March 16,2016
and any amendments thereto**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 3-14-2024

SJS Investments LLC, A Nevada Limited Liability Company

BY: Shawn St Peter

Shawn St Peter, Manager

SIGNED IN COUNTERPART

BY: _____

Janet St Peter, Manager

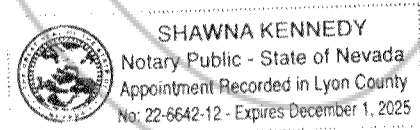
State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 14 day of March,
2024, by Shawn St Peter and Janet St Peter only

Shawna Kennedy
Notary Public

[SEAL]



SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 3-14-2024

SJS Investments LLC, A Nevada Limited Liability Company

BY: Shawn St Peter

Shawn St Peter, Manager

BY: Janet St Peter
Janet St Peter, Manager

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 14 day of March, 2024, by Shawn St Peter and Janet St Peter

Shawna Kennedy
Notary Public

[SEAL]



FLORIDA INDIVIDUAL ACKNOWLEDGMENT

F.S. 117.05(13) — Effective January 1, 2020

State of Florida

County of OKALUSHA }

The foregoing instrument was acknowledged before me by means of

Physical Presence,

— OR —

Online Notarization,

this 15th day of March, 2024, by
Date Month Year

Sharon St. Peter Janet St. Peter
Name of Person Acknowledging

Katherine Ann Robinson Buchanan
Signature of Notary Public — State of Florida

KRB
Name of Notary Typed, Printed or Stamped

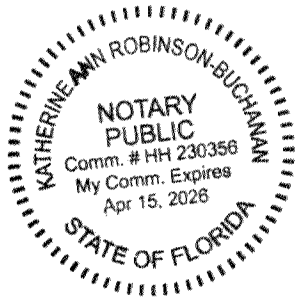
Personally known

Produced Identification

Type of Identification Produced: _____

D.L.

Place Notary Seal Stamp Above



OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain and Sale Deed

Document Date: 3/14/2024 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1219-03-001-032

Being all that certain piece or parcel of land located in a portion of the Southwest Quarter of the Northwest Quarter of Section 3, Township 12 North, Range 19 East, M.D.B. & N., and more particularly described as follows:

Being all of Parcel "A", as shown on that certain Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 3, 1977, as Document No. 14673.

EXCEPT THEREFROM all that portion of said land conveyed to MURRAY G. ALSTOTT a single man, in Deed recorded March 10, 1983 in Book 383, Page 1095, Document No. 77089, of Official Records, more particularly described as follows to wit.

A parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 3, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the West one-quarter (W 1/4) corner of Section 3, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, as set forth on that certain Parcel Map for MURRAY G. ALSTOTT AND JAMES C. DYKES, that was filed for record in the Office of the County Recorder of Douglas County, Nevada on the 3rd day of November, 1977 in Book 1177 of Parcel Maps at Page 220 as Document No. 14673 of Official Records; thence North 00°09'00" East, 733.18 feet to the Point of Beginning; thence North 51°39'23" East, 342.09 feet to the Southerly right of way line of Mott Court; thence South 07°18'26" West, 214.70 feet; thence North 89°53'00" West, 241.00 feet to the Point of Beginning.

SAID EXCEPTION BEING a portion of Parcel D-2 as set forth on that certain Parcel Map for MURRAY ALSTOTT, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 19, 1983, as Document No. 87070.

Document No. 794331 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1219-03-001-032
 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 \$ 750,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 750,000.00
 d. Real Property Transfer Tax Due \$ 2,925.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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 *SJS Deene* Capacity: *Agent*

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SJS Investments LLC, A Nevada Limited Liability Company

Print Name: Margaret A. Jonsson, Trustee of the Margaret Anne Jonsson Trust March 16, 2016 and any amendments thereto

Address: 985 Shalimar Pointe Dr
 City: Shalimar
 State: FL Zip: 32579

Address: 209 Mott Ct
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2400008
 State: NV Zip: 89410