

APN: 1318-09-812-002

RECORDING REQUESTED BY:

Michaelle D. Rafferty, Esq.
Maupin, Cox & LeGoy
P. O. Box 30,000
Reno, NV 89520

MAIL TAX STATEMENTS TO:

WeR3, LLC
1456 Industrial Way STE D
Gardnerville, NV 90410

NRPTT: \$0.00 – Exempt NRS 375.090(7)

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

Without consideration, **Robert E. Whear and Twyila S. Whear, as Co-Trustees of The Whear Children’s Residence Holding Trust, established under Agreement dated July 13, 2020**, hereby grant, bargain, and sell to **WeR3 LLC**, a Nevada limited liability company, the real property situated in the County of Douglas, State of Nevada, the legal description of which is as follows:

Lots 12 and 13 in Block G as shown on the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc. filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929, as Document No. 267.

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Commonly Known As: *613 Freel, Zephyr Cove, Nevada*

This conveyance is subject to the following liens and encumbrances:

1. The lien of real property taxes and assessments for the fiscal year July 1, 2023, through June 30, 2024.
2. Covenants, conditions, restrictions, and rights-of-way of record.

This conveyance includes the tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 6th day of ~~March~~ ^{April}, 2024.

The Whear Children's Residence Holding Trust

By: *Robert E. Whear*
Robert E. Whear, Co-Trustee

By: *Twyla S. Whear*
Twyla S. Whear, Co-Trustee

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

The foregoing **Grant Bargain Sale Deed** was acknowledged before me, Stacey Olson, Notary Public, on this 6th day of ~~March~~ ^{April}, 2024, by **Robert E. Whear** and **Twyla S. Whear**, in their capacity as Co-Trustees of **The Whear Children's Residence Holding Trust**.



Stacey Olson
Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-09-812-002
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>SG - Trust Verified</u>
	<u>Grantee address same as Grantor per</u>
	<u>Stephanie at law office</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 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: Transfer from a trust without consideration

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 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 *Robert E. Whear* Capacity Robert E. Whear
 Signature _____ Capacity Co-Trustee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	Robert E. and Twyla S. Whear, Co-Trustees of The	(REQUIRED)	
Print Name:	Whear Children's Residence Holding Trust	Print Name:	WeR3 LLC, a Nevada limited liability company
Address:	P.O. Box 1707	Address:	_____
City:	Gardnerville	City:	Gardnerville
State:	NV Zip: 89410	State:	NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Maupin, Cox & LeGoy Escrow # _____
 Address: 4785 Caughlin Parkway
 City: Reno State: NV Zip: 89519

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)