

DOUGLAS COUNTY, NV **2024-1006648**  
RPTT:\$9106.50 Rec:\$40.00  
\$9,146.50 Pgs=4 **04/15/2024 09:31 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-315-016

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Joseph S. Bradley and Liza Marie Bradley, as  
Trustees of The Joseph Bradley Family Trust  
Agreement, dated December 14, 1994  
2355 Mueller Drive  
Reno, NV 89509

**Escrow No.: ZC3461-JL**

RPTT \$9,106.50

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Tahoenow Ventures, LLC, a Nevada Limited Liability Company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Joseph S. Bradley and Liza Marie Bradley, as Trustees of The Joseph Bradley Family Trust  
Agreement, dated December 14, 1994**

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

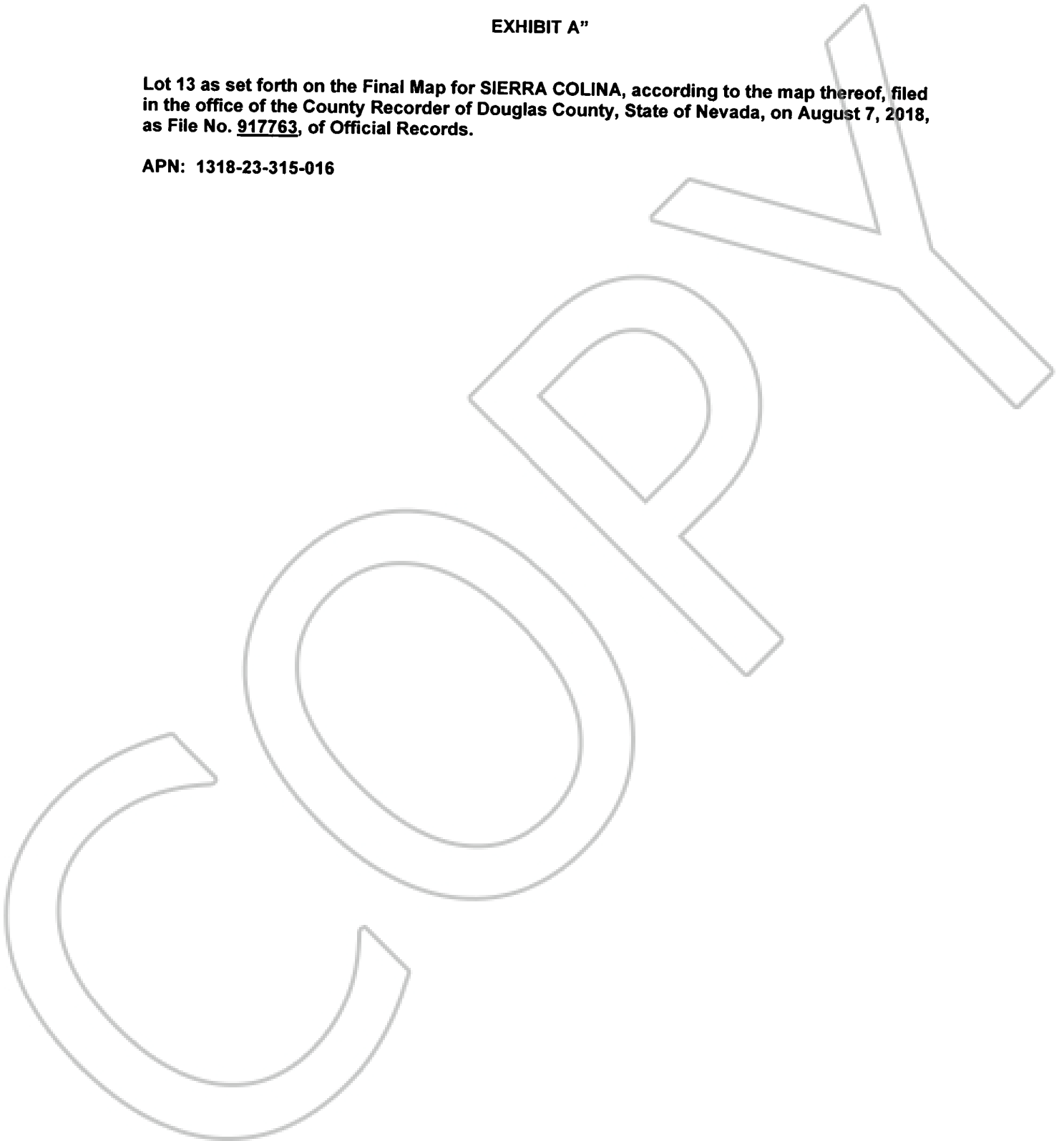
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**

**EXHIBIT A”**

**Lot 13 as set forth on the Final Map for SIERRA COLINA, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 7, 2018, as File No. 917763, of Official Records.**

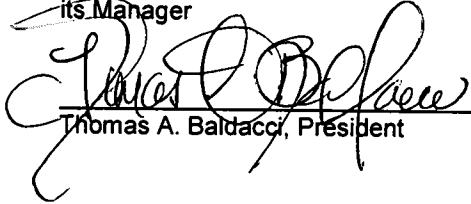
**APN: 1318-23-315-016**



TAHOENOW VENTURES, LLC A Nevada Limited Liability Company

By: Tallac Investments, LLC a Nevada Limited Liability Company,  
its Manager

By: St. Thomas Construction, Inc., a California Corporation,  
its Manager

  
\_\_\_\_\_  
Thomas A. Baldacci, President

STATE OF  
COUNTY OF

} ss:

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)

→ Sep Attached

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Contra Costa }

On 4/9/24 before me, Stephanie Ruiz Martinez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Thomas A. Baldacci  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or 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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-23-315-016
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,334,551.00  
 Transfer Tax Value \$2,334,551.00  
 Real Property Transfer Tax Due: \$9,106.50

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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 \_\_\_\_\_

Grantor \_\_\_\_\_

Signature [Signature]

Grantee [Signature]

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Tahoenow Ventures, LLC, a Nevada Limited Liability Company  
 Address: 12885 Alcosta Blvd  
San Ramon, CA 94583

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Joseph S. Bradley and Liza Marie Bradley, as Trustees of The Joseph Bradley Family Trust Agreement, dated December 14, 1994  
 Address: 2355 Mueller Drive  
Reno, NV 89509

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

Print Name: Signature Title Company LLC Escrow #: ZC3461-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**