

DOUGLAS COUNTY, NV
RPTT:\$8853.00 Rec:\$40.00
\$8,893.00 Pgs=4

2024-1007431

05/06/2024 12:55 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-315-017

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:**

Courtney D. Amrstrong and Lori Brandy Armstrong
Trustees of the Armstrong Family Trust dated July
11, 2012
18516 Wells Drive
Tarzana, CA 91356

Escrow No.: ZC3553-JL

RPTT \$8,853.00

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:

**Courtney D. Amrstrong and Lori Brandy Armstrong Trustees of the Armstrong Family Trust
dated July 11, 2012**

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

See Attached Exhibit "A"

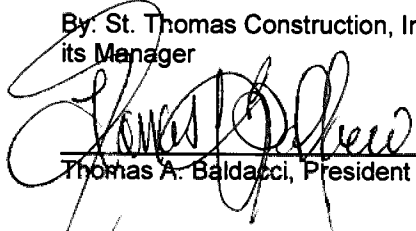
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Signature Page attached and made a part hereof.

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)

Nevada

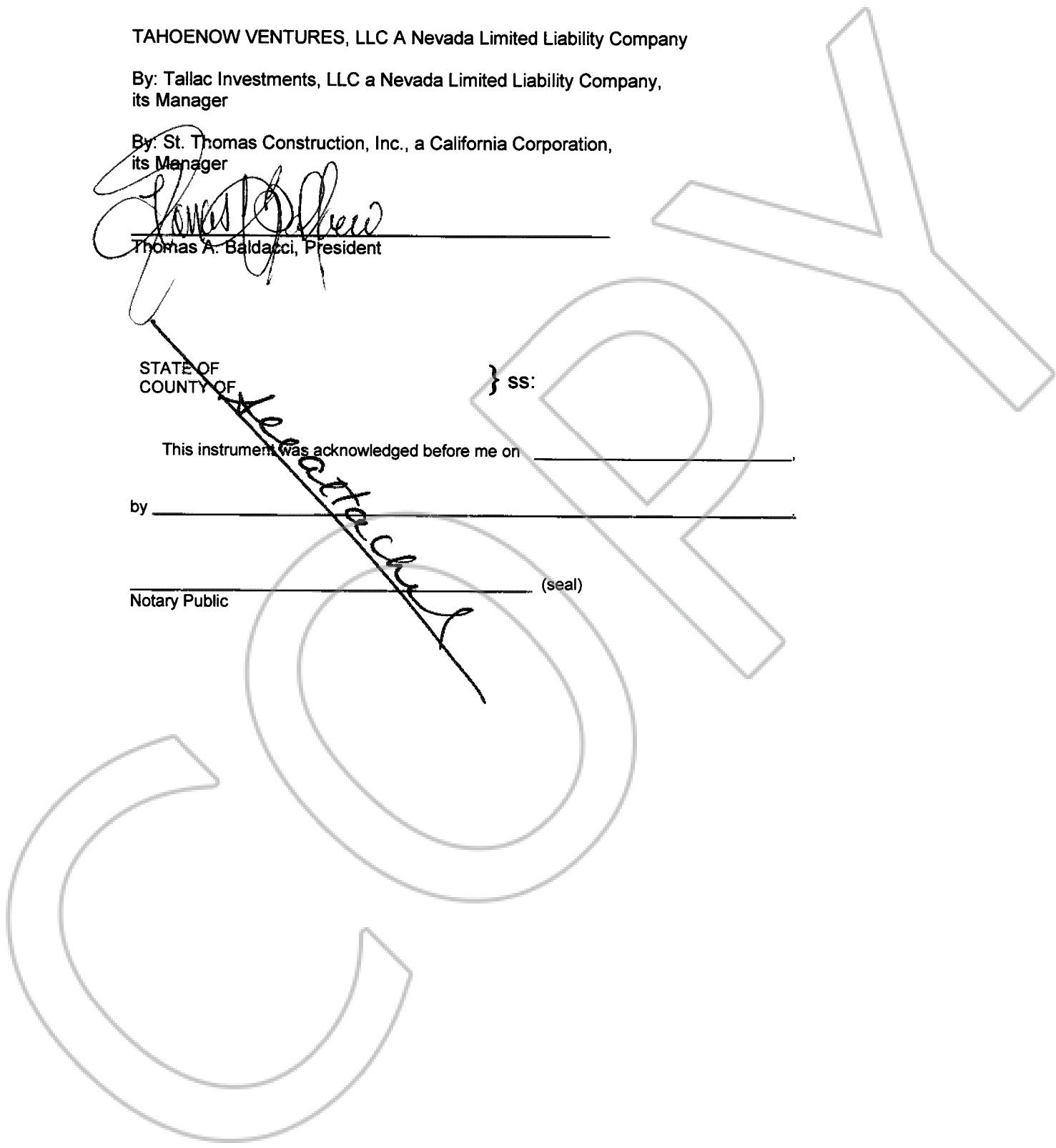
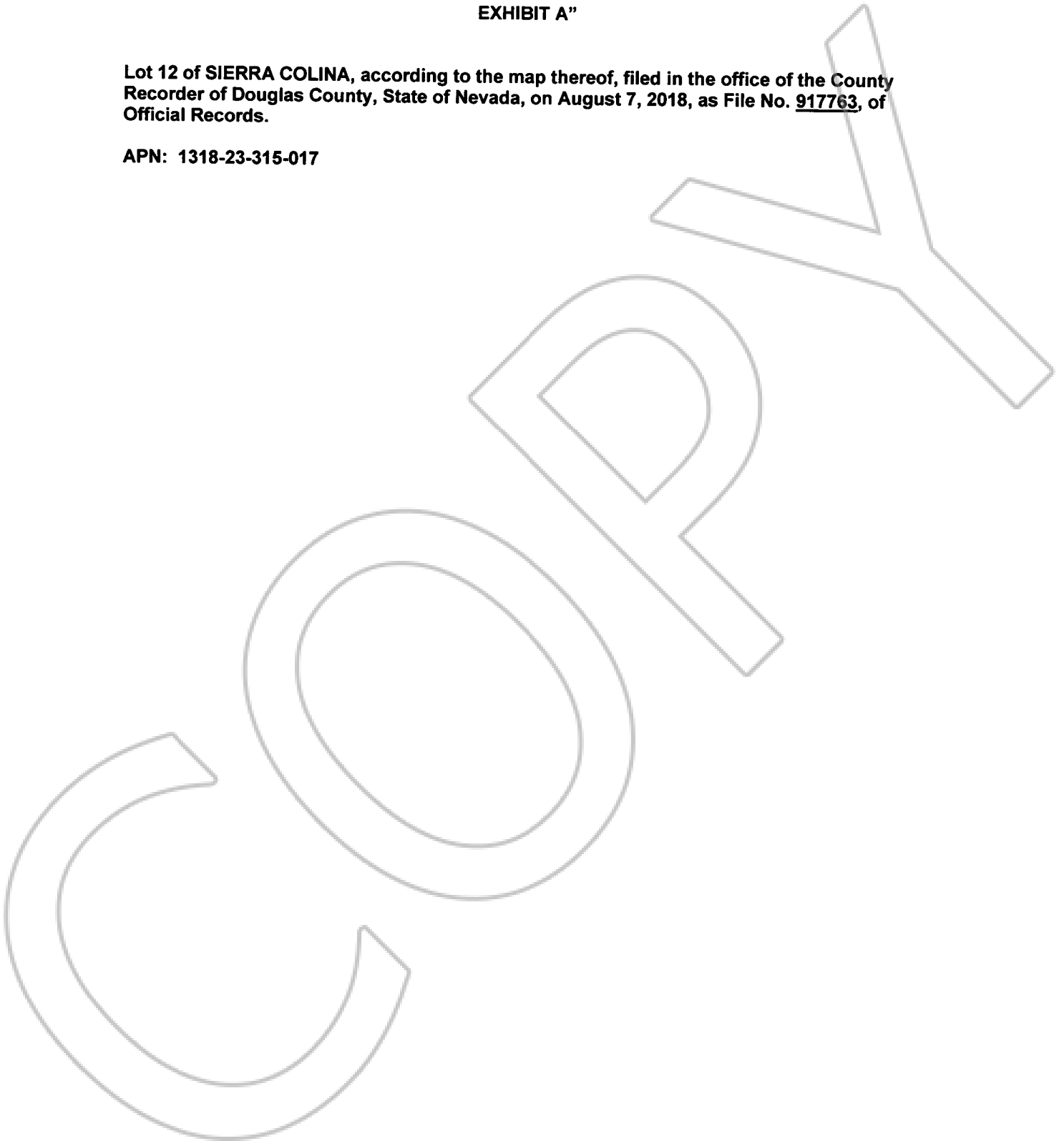


EXHIBIT A"

Lot 12 of 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: 1318-23-315-017



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 4/23/24 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/her/their authorized capacity(ies), and that by his/her/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: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-315-017
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$2,269,990.00
 Transfer Tax Value \$2,269,990.00
 Real Property Transfer Tax Due: \$8,853.00

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: [Signature]
 Signature: [Signature]

Grantor: [Signature]
 Grantee: _____

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: Courtney D. Armstrong and Lori Bandy Armstrong, Trustees of the Armstrong Family Trust dated July 11, 2012
 Address: 18516 Wells Drive
Tarzana, CA 91356

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

Print Name: Signature Title Company LLC Escrow #: ZC3553-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