

APN: 1418-34-113-016
R.P.T.T.: \$5,265.00
Escrow No.: 23038232-DR
When Recorded Return To:
The Avellino Cedar Trust
P.O. Box 827
Zephyr Cove, NV 89448

Mail Tax Statements to:
The Avellino Cedar Trust
P.O. Box 827
Zephyr Cove, NV 89448

DOUGLAS COUNTY, NV
RPTT:\$5265.00 Rec:\$40.00
\$5,305.00 Pgs=2
2024-1008278
05/17/2024 11:34 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cave Rock Junction LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Anthony Laurian, Trustee of The Avellino Cedar Trust

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

Lot 14, of Subdivision Map entitled Merger and Resubdivision of Land PD09-003 for Cave Rock Junction, LLC., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 21st, 2014, as Document No. 851411.

Assessors Parcel No.: 1418-34-113-016

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

Dated this 3 day of May, 2024.

Cave Rock Junction LLC, a Nevada limited-liability company

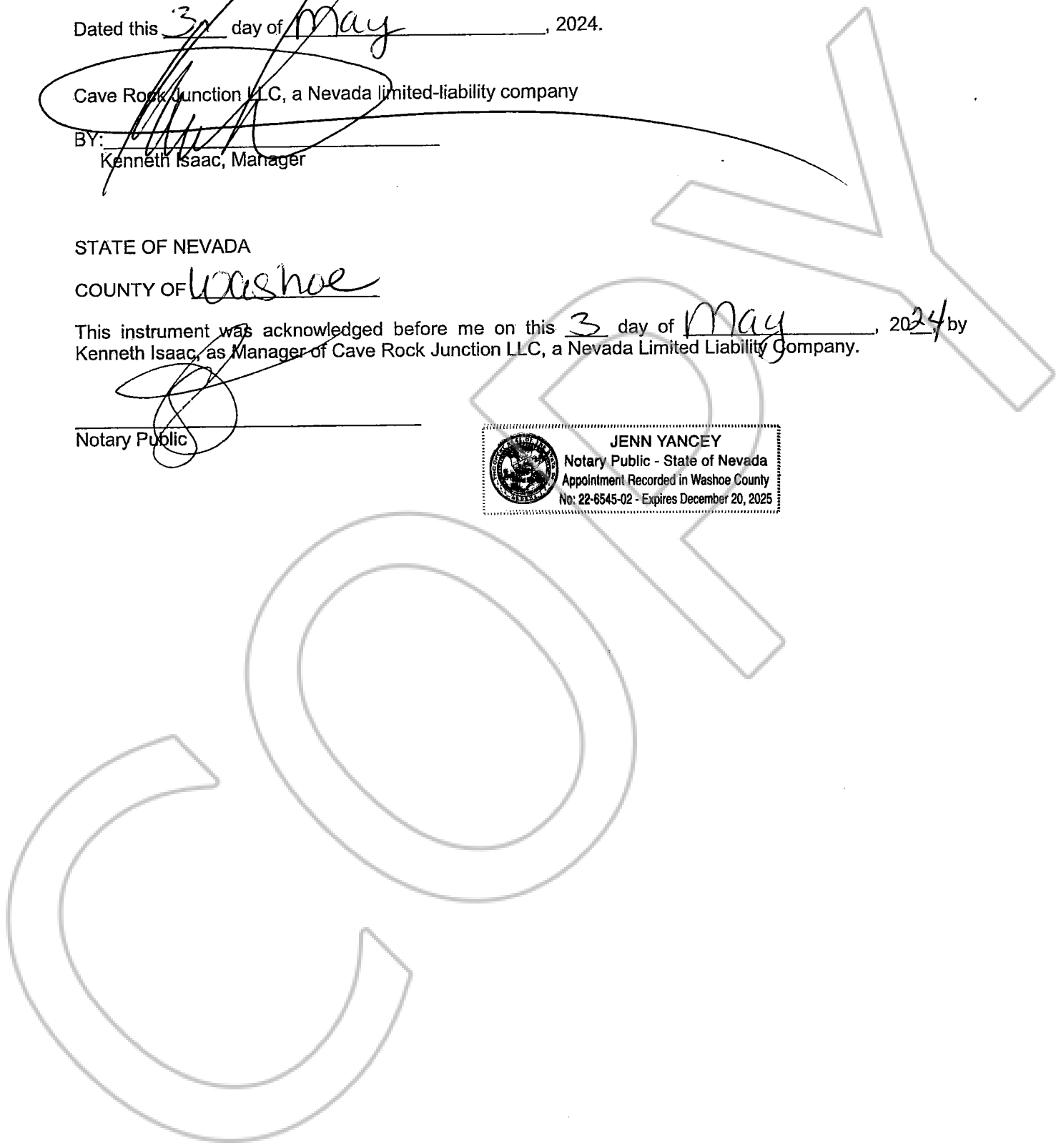
BY: [Signature]
Kenneth Isaac, Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 3 day of May, 2024 by Kenneth Isaac, as Manager of Cave Rock Junction LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-34-113-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$1,350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,350,000.00
 d. Real Property Transfer Tax Due: \$5,265.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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 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: _____ Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Cave Rock Junction LLC, a Nevada Limited Liability Company</u>	Print Name: <u>The Avellino Cedar Trust</u>
Address: <u>P.O. Box 545</u>	Address: <u>P.O. Box 827</u>
City: <u>Zephyr Cove</u>	City: <u>Zephyr Cove</u>
State: <u>NV</u> Zip: <u>89448</u>	State: <u>Nevada</u> Zip: <u>89448</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038232-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED