

DOUGLAS COUNTY, NV **2024-1008550**
RPTT:\$1306.50 Rec:\$40.00
\$1,346.50 Pgs=3 **05/28/2024 02:14 PM**
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

APN: 1319-30-511-002

RPTT: 1,306.50

Escrow No.: TTL-24-2334

When recorded return to:

Bluestar Construction, LLC

3347 California Avenue

Signal Hill, CA 90755

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Lemon Valley Enterprises, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Bluestar Construction, LLC, a California limited liability company

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

See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-2334
Page Two

Witness my hand(s) this 16th day of May, 2024.

Lemon Valley Enterprises, LLC, a Nevada limited liability company



By: Matthew R Rademaker
Its Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 16th day of May, 2024 by Matthew R Rademaker as manager of Lemon Valley Enterprises, LLC, a Nevada limited liability company***

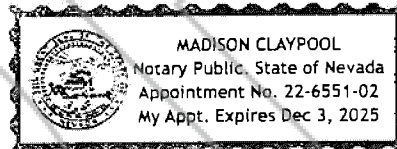
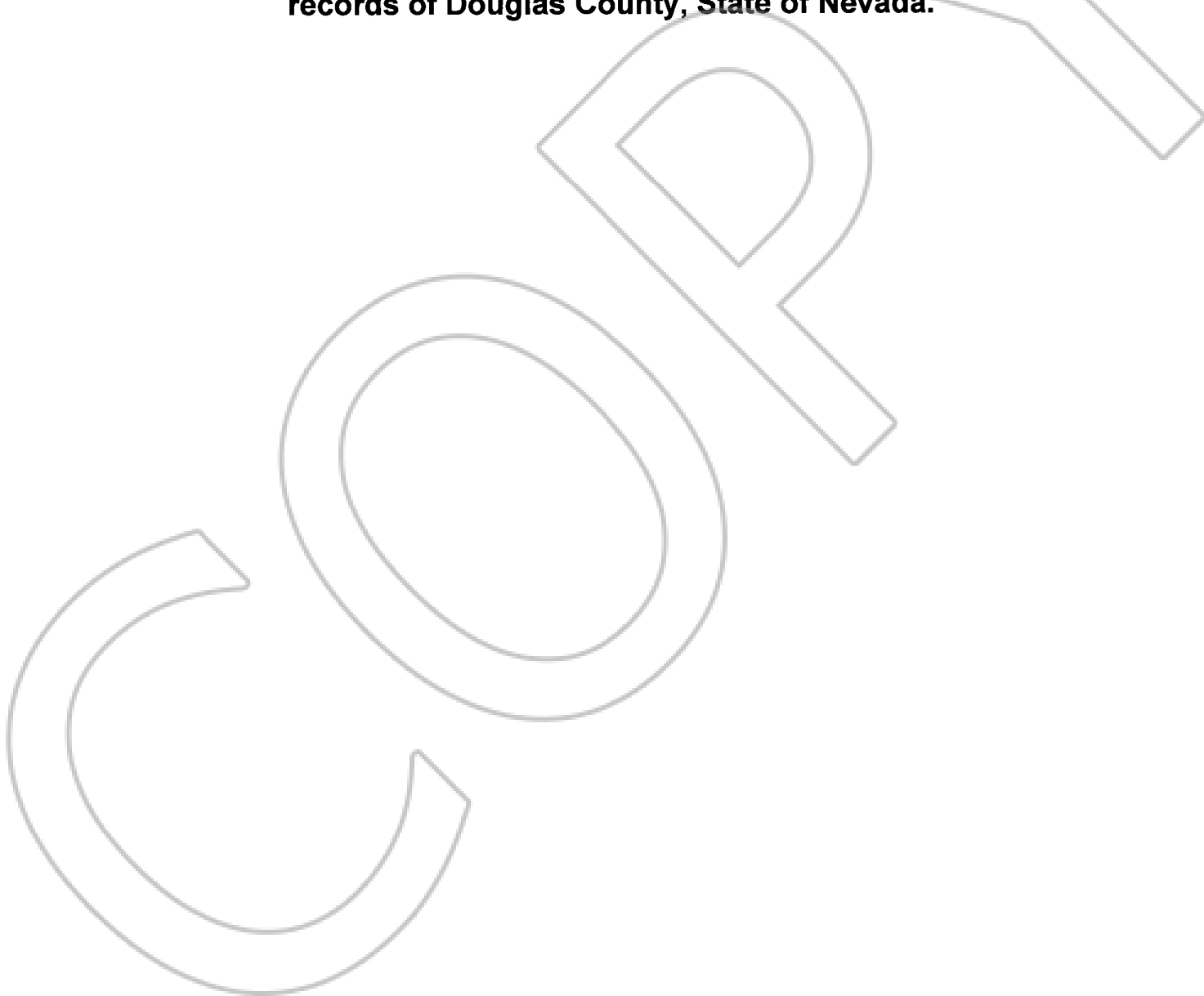

NOTARY PUBLIC

Exhibit "A"

Parcel B of Lot 1, Condominium, a Subdivision of Lot 1, TAHOE VILLAGE UNIT NO. 2, recorded September 21, 1977, as Document No. 13223, Official Records of Douglas County, State of Nevada.

Together with an undivided 1/4 interest in and to the portion designated as Common Area, as set forth on the map of Lot 4, Condominiums, a subdivision of Lot 1, TAHOE VILLAGE UNIT NO. 2, recorded September 21, 1977, as Document No. 13223, Official records of Douglas County, State of Nevada.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1319-30-511-002
 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
 i) Other: _____ (please specify)

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------|
| Notes: | _____ |
| | _____ |

3. Total Value/Sales Price of Property:

\$335,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$0.00
 Transfer Tax Value: \$335,000.00
 Real Property Transfer Tax Due: \$1,306.50

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 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] Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Lemon Valley Enterprises, LLC
 Address: 256 Tramway Drive Unit B
 City: Stateline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Bluestar Construction, LLC
 Address: xxxxxxxxxxxxxxxxxxxxx 3347 California Avenue
 City: xxxxxxxxx Signal Hill
 State: xxx CA Zip: xxxxxxx 90755

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-24-2334
 Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)