

DOUGLAS COUNTY, NV
RPTT:\$1092.00 Rec:\$40.00
\$1,132.00 Pgs=4
2024-1008554
05/28/2024 03:12 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1419-12-511-017
R.P.T.T.	\$1,092.00
File No.:	2240257 ASK
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Summer Sage, LLC, a Nevada limited liability company	
5595 Kietzke Lane, Suite 102	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kelli L. Marrone (who acquired title as Kelli Cox), an unmarried woman as to an undivided 25% interest and Teresa Marvin, Trustee of the Cox Family Trust, as to an undivided 75% interest** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Summer Sage, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 33, as shown on the Final Map of UNIT 2 VALLEY VIEW SUBDIVISION, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 6, 1964 in Book 23 at Page 187 as File No. 24786.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Feb. 22, 2024.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Kelli L. Marrone

Cox Family Trust

By: Teresa Marwin
Teresa Marwin, Trustee

State of Nevada)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2024
By: Kelli L. Marrone

Signature: _____
Notary Public

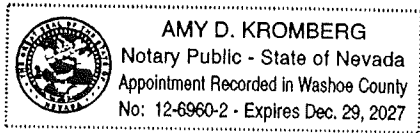
My Commission Expires: _____

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 22 day of Feb., 2024
By: Teresa Marwin as Trustee of the Cox Family Trust

Signature: ADK
Notary Public

My Commission Expires: 12.29.27



Kelli L. Marrone

Kelli L. Marrone

Cox Family Trust

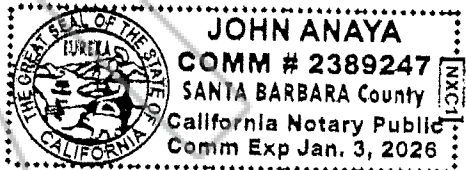
By: _____
Teresa Marwin, Trustee

State of Nevada California
County of Santa Barbara) ss

This instrument was acknowledged before me on the 11 day of March, 2024
By: Kelli L. Marrone

Signature: _____
Notary Public

My Commission Expires: 1-3-2026
See Attached



State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the _____ day of _____, 2024
By: Teresa Marwin as Trustee of Teresa Marwin, Trustee of the Cox Family Trust

Signature: _____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

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 Santa Barbara)

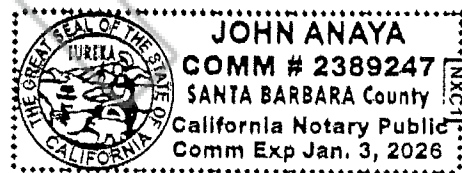
On 3/11/2024 before me, John Anaya Notary Public
(insert name and title of the officer)

personally appeared Kelli Marrone,
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  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-12-511-017
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 280,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 280,000.00
 d. Real Property Transfer Tax Due \$ 1,092.00

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 *[Handwritten Signature]* Capacity _____ Grantor _____
 Signature *[Handwritten Signature]* Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kelli L. Marrone and Teresa Marwin,
Trustee of the Cox Family Trust and
Kelli L. Marrone
 Address: 4 Gay Circle
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Summer Sage, LLC, a Nevada
limited liability company
 Address: 5595 Kietzke Lane, Suite 102
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2240257 ASK
 Address: 3610 Mayberry Dr
 City: Reno State: NV Zip: 89509