

DOUGLAS COUNTY, NV **2024-1009389**
RPTT:\$44265.00 Rec:\$40.00
\$44,305.00 Pgs=3 **06/24/2024 02:21 PM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-10-001-025

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:**

Adonia Holdings, LLC
24366 Santa Clara Avenue
Dana Point, CA 92629

Escrow No.: ZC3839-JL

RPTT \$44,265.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Terrence A. Larsen, A Married Man as his Sole and Separate Property

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


Adonia Holdings, LLC, a Montana limited liability company

all that real property in the City of Carson City, 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.


Terrence A. Larsen

STATE OF ~~NEVADA~~ CALIFORNIA } ss:
COUNTY OF ~~MADON~~ MADON

This instrument was acknowledged before me on 06/20/2024

by TERRENCE A. LARSEN


Notary Public (seal)

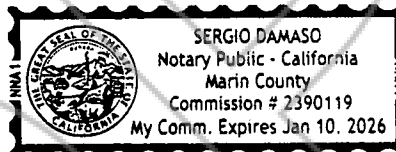


EXHIBIT A”

Parcel 1

Lot 20 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 18, 2016, as File No. 890939, of Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 893667, of Official Records, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 915417, of Official Records, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 915418, of Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 888265, of Official Records, and Amendments thereto recorded as Document Numbers 890755, 902099 and 916465, of Official Records.

APN: 1419-10-001-025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-10-001-025
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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) \$11,350,000.00
 Transfer Tax Value \$11,350,000.00
 Real Property Transfer Tax Due: \$44,265.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 *Terrence A. Larsen*

Grantor _____

Signature *[Signature]*

Grantee Agent *[Signature]*

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Terrence A. Larsen
 Address: 585 San Pedro Cove
San Rafael, CA 94901

BUYER (GRANTEE) INFORMATION
(Required)

Print Name Adonia Holdings, LLC
 Address: 24366 Santa Clara Avenue
Dana Point, CA 92629

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

Print Name: Signature Title Company LLC Escrow #: ZC3839-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