

Assessor's Parcel Number:
1418-27-812-003

Prepared By:
Alexis D. Lua



SHAWNYNE GARREN, RECORDER E09

After Recording Return To:
Alexis D. Lua and Robert M. Bell
PO Box 10802
Zephyr Cove, Nevada 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 28, 2024 THE GRANTOR(S),

Alexis D. Lua and Robert M. Bell, Husband and Wife as Joint Tenants With Rights of Survivorship

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

314 Pheasant LLC, ("Grantee") Alexis D. Lua and Robert M. Bell, Managing Members, residing at 314 Pheasant Dr., Glenbrook, Douglas County, Nevada 89413

the following described real estate, situated in Zephyr Cove, in the County of Douglas County, State of Nevada

The legal description is:

Lot 158, in block A, of Cave Rock Estates Unit No.3, as shown on the Official Map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 13, 1978, in Book 778, Page 627, as Document No. 22934

APN: 1418-27-812-003

Description as it appears in Document No. 22934, Official Records, Douglas County, Nevada.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer Tax Exemption per NRS 375.090, Section 9

A transfer to a corporation where the person(s) conveying the property own 100% of the corporation

Mail Tax Statements To:

314 Pheasant LLC

PO Box 10802

Zephyr Cove, Nevada 89448

[SIGNATURE PAGE FOLLOWS]

CORPORATION

Grantor Signatures:

DATED: 06/28/2024

DATED: 06/28/2024



Alexis D. Lua
314 Pheasant Dr.
Glenbrook, Nevada
89413

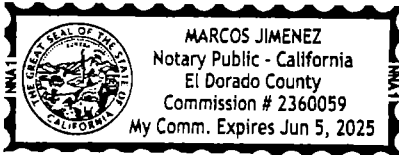


Robert M. Bell
314 Pheasant Dr.
Glenbrook, Nevada
89413

COPY

STATE OF NEVADA, COUNTY OF DOUGLAS COUNTY, ss:

This instrument was acknowledged before me on this 28 day of June,
24 by Alexis D. Lua and Robert M. Bell.



Marcos Jimenez
Notary Public

Notary Public
Title (and Rank)

My commission expires 6/5/25

COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-27-812-003
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|------------------------------------------|---------------------------------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>6/28/24</u>	
Notes: <u>Reviewed minutes ^ 48</u>	

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 9 _____
 b. Explain Reason for Exemption: A transfer to a corporation where the person(s) conveying the property own 100% of the corporation

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] Capacity: Owner
 Signature [Signature] Capacity: Owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Alexis D. Lua & Robert M. Bell
 Address: PO Box 10802
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: 314 Pheasant LLC
 Address: PO Box 10802
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED