

A.P.N.: 1319-18-414-010
File No: 141-2475368 (NMP)
R.P.T.T.: \$1,776.45

DOUGLAS COUNTY, NV
RPTT:\$1776.45 Rec:\$15.00
\$1,791.45 Pgs=2
2014-854251
12/12/2014 09:48 AM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Zackary Britton and Courtney Britton
17407 Dove Willow Street
Canyon Country, CA 91387

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Magmin LLC., a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Zackary Britton and Courtney Britton, husband and wife as community property with right or survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

BEING ALL OF LOT 77, AS SHOWN ON THE MAP ENTITLED KINGSBURY VILLAGE UNIT #5 FILED FOR RECORD SEPTEMBER 7, 1966, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 33786.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/20/2014

Magmin, LLC, a Nevada limited liability company

[Handwritten signature of David Anthony Magnuson]

By: David Anthony Magnuson,
Managing Member

[Handwritten signature of Miyuki Kurita Magnuson]

By: Miyuki Kurita Magnuson, Managing Member

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on December 8 2014 by David Anthony Magnuson and Miyuki Kurita Magnuson

[Handwritten signature of Nicole Peterson]

Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 20, 2014** under Escrow No. **141-2475368**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-414-010
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$455,012.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$455,012.00
- d) Real Property Transfer Tax Due \$1,776.45

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Signature: [Signature]

Capacity: Grantor

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Magmin, LLC

Address: 12017 Angels Camp

City: Carson City

State: NV Zip: 89703

Print Name: Zackary Britton and Courtney Britton

Address: 17407 Dove Willow Street

City: Canyon Country

State: CA Zip: 91387

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

First American Title Insurance

Print Name: Company

Address: P.O. Box 645

City: Zephyr Cove

File Number: 141-2475368 NMP/NMP

State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)