

DOUGLAS COUNTY, NV **2018-917178**  
RPTT:\$1131.00 Rec:\$35.00  
\$1,166.00 Pgs=2 **07/25/2018 10:37 AM**  
TICOR TITLE CARSON CITY- 307 WEST WINNIE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Michele Fragoza  
2607 Wade Street  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 1803448-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1319-19-718-003  
R.P.T.T. \$ 1,131.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Seychelles 88, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michele Fragoza, An Unmarried Woman

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

Parcel A, as shown on that certain Parcel Map recorded January 22, 1980 in Book 180 of Official Records at Page 1060, Douglas County, Nevada, as Document No. 40800, being a Parcel Map of Lot 514, as shown on the map entitled Subdivision of Parcels A and B, of the Second Amended Map of Summit Village, as filed in the office of the County Recorder of Douglas County, Nevada, on October 27, 1969 as Document No. 46173 and re-recorded December 23, 1969, as Document No. 46671.

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

Seychelles 88, LLC

[Signature]  
Anthony Diosdi, Managing Member

[Signature]  
Helen Huang, Managing Member

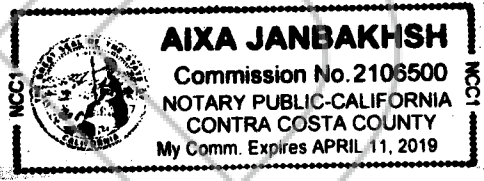
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

A.J. CALIFORNIA  
STATE OF ~~NEVADA~~ CARSON CITY  
COUNTY OF ~~GARSON CITY~~ Alameda  
A.J.

} ss:

This instrument was acknowledged before me on, JULY 20, 2018  
by Anthony Diosdi, Managing Member & Helen Huang, Managing Member

[Signature]  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-19-718-003  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 290,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 290,000.00  
 d. Real Property Transfer Tax Due:    \$ 1,131.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Seychelles 88, LLC  
 Address: 20 Benmore Drive  
 City: Hawthorn  
 State: CA Zip: 94542

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michele Fragoza  
 Address: 2607 Wade Street  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01803448-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED