

APN: 1420-18-111-007
RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E09

GRANTEE/MAIL TAX STATEMENTS TO:
J&P DOMBUS, LLC
Jessica A. Schweinler, Manager
29056 Botanical Circle
Menifee, CA 92584

The person executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on July 1, 2018, by and between JESSICA A. SCHWEINLER, an unmarried woman, hereinafter referred to as Grantor, and J&P DOMBUS, LLC, hereinafter referred to as Grantee.

WITNESSETH:

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain, and sell to the Grantee and to Grantee's heirs, successors and assigns forever, all that certain lot, piece, or parcel of land situate, lying, and being in the County of Douglas, State of Nevada, Assessor's Parcel No. 1420-18-111-007, as more particularly described as follows:

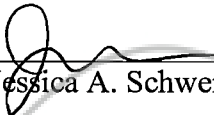
Lot 30, Block D, as set forth on Final Map No. 1011-2A entitled Valley Vista Estates 2 Phase 2A, filed for record in the office of the Douglas County Recorder on December 6, 1995, Book 1295, Page 786, Document No. 376388 Official Records.

(This legal description was previously recorded in the Official Records of Douglas County, state of Nevada, on September 1, 2000, as Document No. 0498741).

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.



Jessica A. Schweinler

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)
 : ss.
COUNTY OF RIVERSIDE)

On 06-29-2018, before me, Majdi Salahat (Notary), personally appeared JESSICA A. SCHWEINLER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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)

4852-3994-3256, v. 1



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1420-18-111-007
- b)

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
 Book: Page:
 Date of Recording: *12-1-09 Oper. Agent*
 Notes: *OK*

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

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 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 _____ Capacity Grantor _____
 Signature _____ Capacity Trustee _____

SELLER (GRANTOR) INFORMATION REQUIRED	BUYER (GRANTEE) INFORMATION REQUIRED
Print Name: <u>Jessica A. Schweinler</u>	Print Name: <u>J&P Dombus, LLC</u>
Address: <u>29056 Botanical Circle</u>	Address: <u>29056 Botanical Circle</u>
City: <u>Menifee</u>	City: <u>Menifee</u>
State: <u>CA</u> Zip: <u>92584</u>	State: <u>CA</u> Zip: <u>92584</u>

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Allison MacKenzie, Ltd. Escrow #
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State: NV Zip: 89702