



KAREN ELLISON, RECORDER

E03

APN#: 1320-30-820-001 & 1320-30-820-012  
RPTT:

Recording Requested By:  
McDuffee/Grant

When Recorded Mail To:  
Mountain Glen II Homeowners Association, ,  
a Nevada corporation  
P.O. Box 1698  
Minden, NV 89423

Mail Tax Statements to: (deeds only)  
Same as Above

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

McDuffee Inc., a Nevada corporation, as to an undivided 50% interest and Charles Nick Grant, an unmarried man, as to an undivided 50% interest, as tenants in common

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Mountain Glen II Homeowners Association, a Nevada corporation

and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of Douglas State of Nevada bounded and described as follows:

**LOT A AND LOT B PER THE FINAL SUBDIVISION MAP PD#01-21 FOR COTTAGES IN MOUNTAIN GLEN, RECORDED IN DOUGLAS COUNTY, NEVADA, ON AUGUST 9, 2002 AS DOCUMENT #549206, BOOK 0802, PAGE 2902 A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF**


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

Dated: March 13, 2019

Grant, Bargain and Sale Deed – Page 2

  
Charles Nick Grant

McDuffee, Inc. a Nevada corporation

  
Dennis McDuffee  
President

STATE OF Nevada

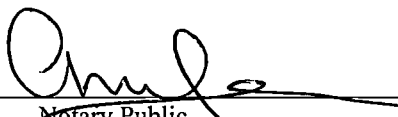
} ss

COUNTY OF Douglas

This instrument was acknowledged before me on

3/14/19

By Charles Nick Grant and Dennis McDuffee

  
\_\_\_\_\_  
Notary Public

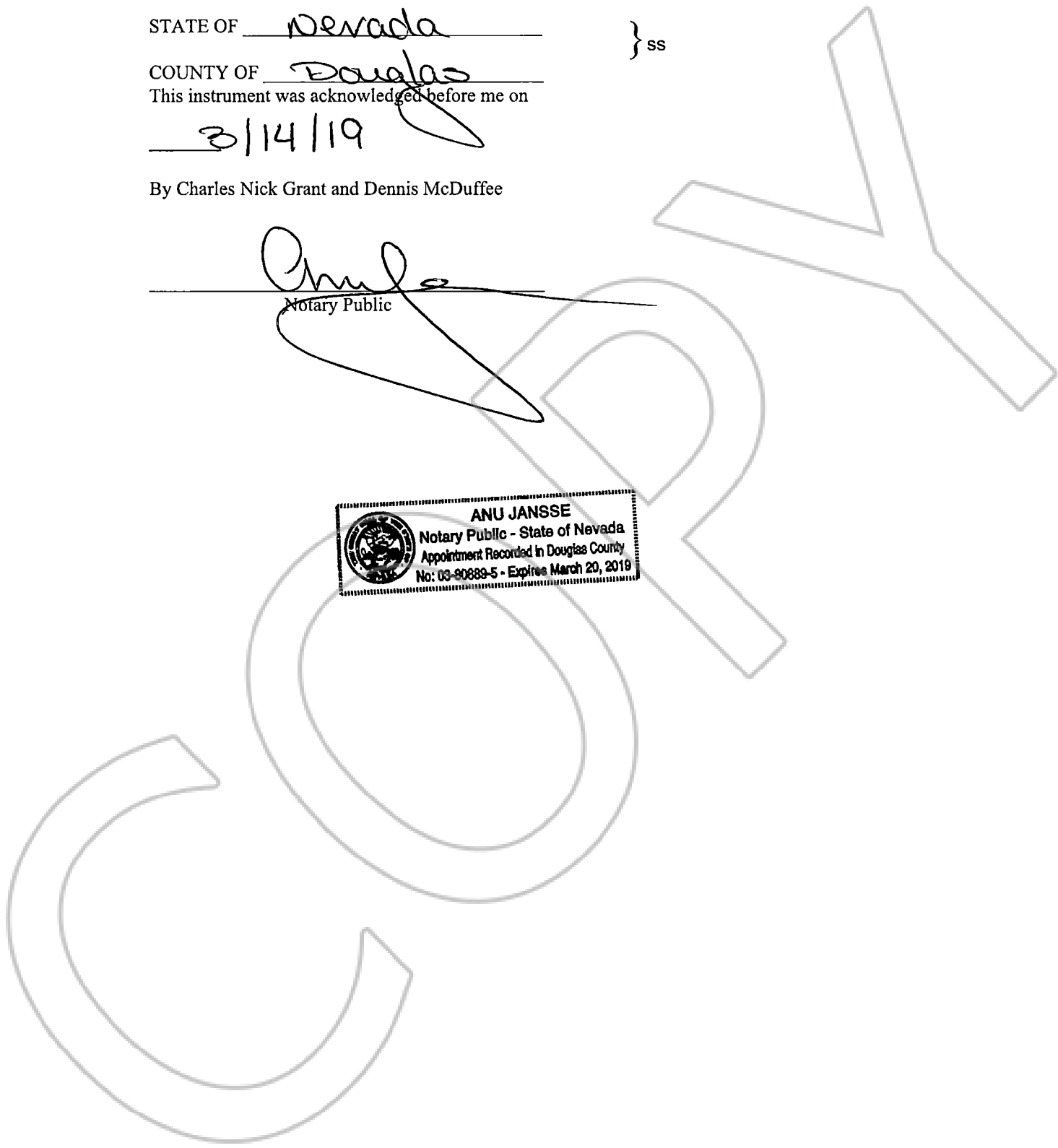
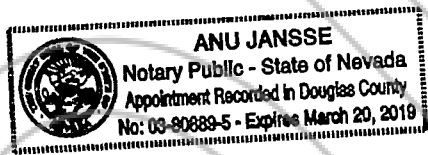
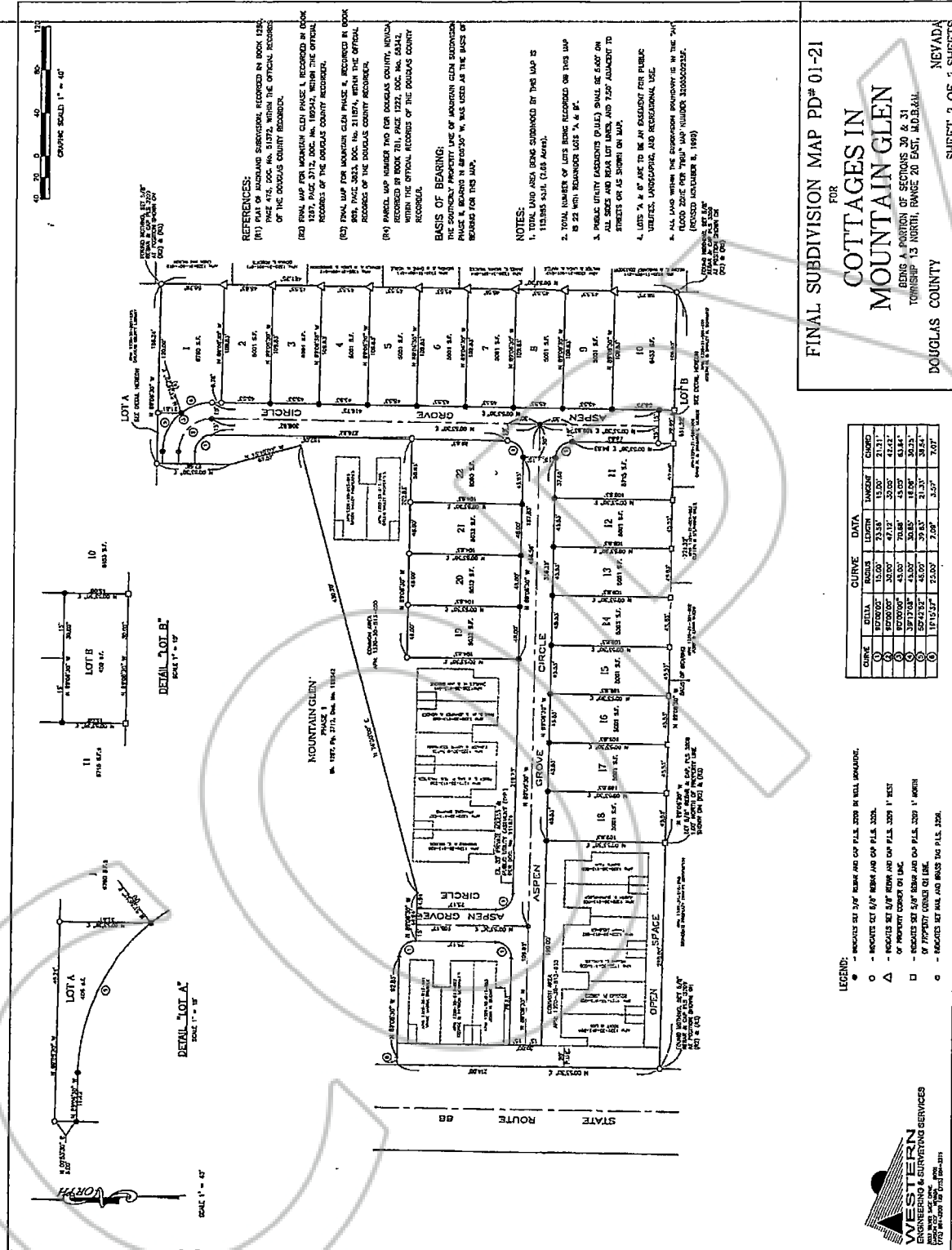




Exhibit A page 2



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-30-820-001  
 b) 1320-30-820-012  
 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. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Common Area

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 HOA

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: McDuffee/Grant  
 Address: P.O. Box 534  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Mountain Glen II Homeowners Association  
 Address: P.O. Box 1698  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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