

A.P.N.: 1220-09-418-001  
File No: 143-2561561 (mk)  
R.P.T.T.: \$2,905.50

When Recorded Mail To: Mail Tax Statements To:  
Donn A. Nisja and Sandra Lee Nisja  
104 Calumet Ave  
San Anselmo, CA 94960

***GRANT, BARGAIN and SALE DEED***

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

203 LLC, a Nevada limited liability company

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

Donn A. Nisja and Sandra Lee Nisja, husband and wife as Community Property with right of survivorship

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

**LOT 1, AS SHOWN ON FINAL MAP OF SUN CREST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON AUGUST 08, 2018 AS DOCUMENT NO. 2018-917833.**

*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.

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.

Date: 05/10/2019



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-09-418-001  
 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: \$745,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$745,000.00  
 d) Real Property Transfer Tax Due \$2,905.50

**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: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

203 LLC., a Nevada limited  
 Print Name: liability company  
 Address: 1650 N. Hwy 395 Ste 203  
 City: Minden  
 State: NV      Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Donn A. Nisja and Sandra  
 Print Name: Lee Nisja  
 Address: 104 Calumet Ave  
 City: San Anselmo  
 State: CA      Zip: 94960

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2561561 mk/ mk  
 State: NV      Zip: 89423

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