

DOUGLAS COUNTY, NV **2019-929544**
RPTT:\$2301.00 Rec:\$35.00
\$2,336.00 Pgs=3 **05/28/2019 12:14 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Michael Edward Pegram, Trustee of the James R.
Pegram 1991 SpendThrift Trust
1627 Hwy 395
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Michael Edward Pegram, Trustee of the James R.
Pegram 1991 SpendThrift Trust
Same as Above

Escrow No. 1901456-RLT

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.: 1320-30-612-001
R.P.T.T. \$2,301.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LaCosta Minden, 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 Michael Edward Pegram, Trustee of the James R. Pegram 1991 SpendThrift
Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

LaCosta Minden, LLC, a Nevada Limited Liability Company



By: Santa Ynez Vally Construction Company
By: Kim Byrd, Vice President

STATE OF NEVADA
COUNTY OF DOUGLAS

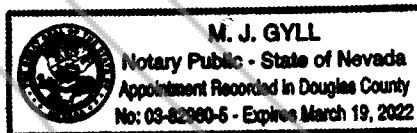
} ss:

5.24.19

This instrument was acknowledged before me on, _____
by Kim Byrd



NOTARY PUBLIC



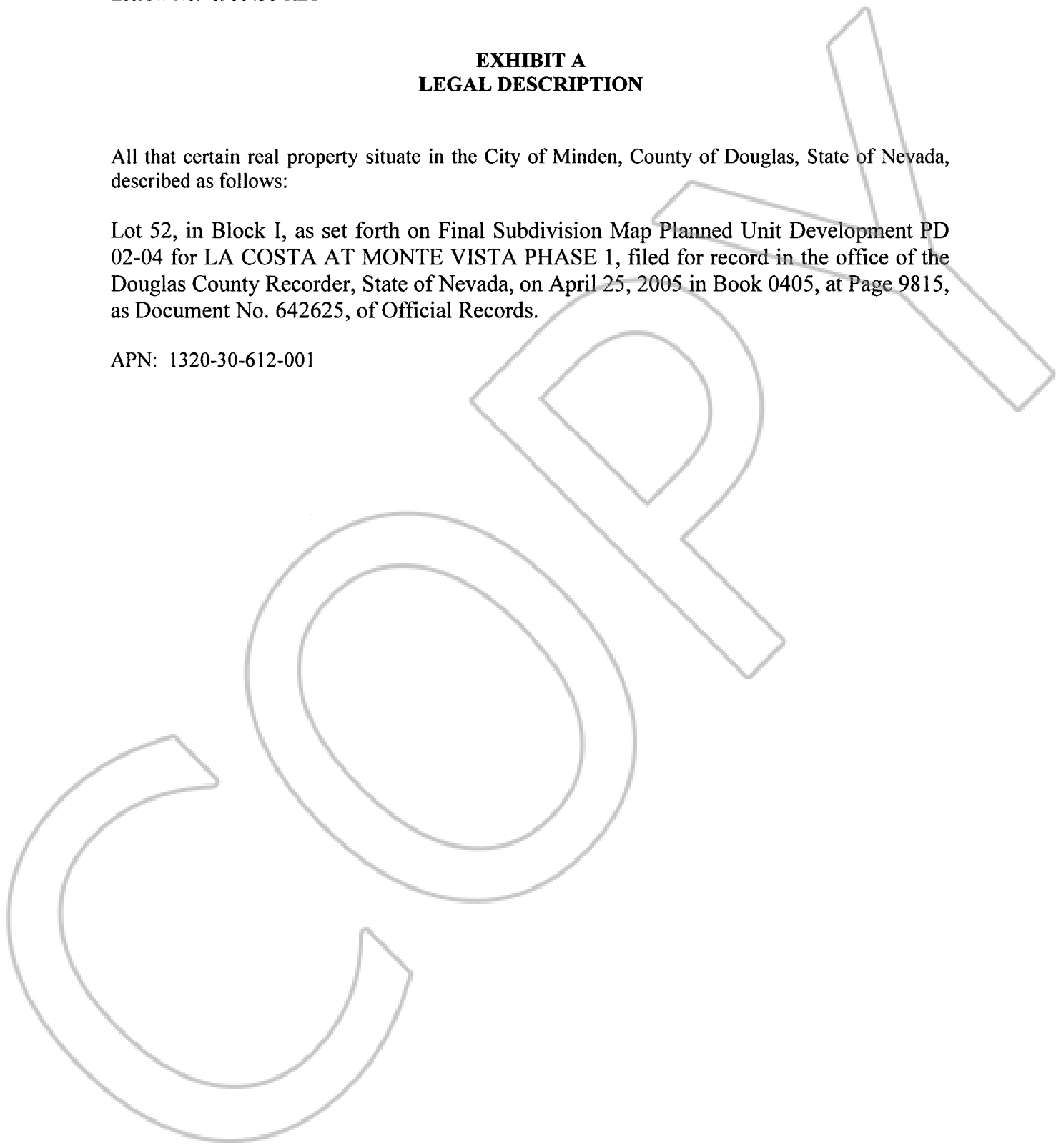
Escrow No. 1901456-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 52, in Block I, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

APN: 1320-30-612-001



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-30-612-001
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 590,000.00
 Transfer Tax Value \$ 590,000.00
 Real Property Transfer Tax Due: \$2,301.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity agent
 Signature _____ Capacity _____

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

Print Name: LaCosta Minden, LLC, a Nevada Limited Liability Company
 Address: PO Box 489
Minden NV 89423
 City, State, Zip

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

Print Name: Michael E. Pegram, Trustee of the James R. Pegram Spend Thrift Trust
 Address: 1627 Hwy 395
Minden NV 89423
 City, State, Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1901456-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410