

DOUGLAS COUNTY, NV  
RPTT:\$2106.00 Rec:\$35.00  
\$2,141.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2019-934116**

**08/22/2019 10:20 AM**

WHEN RECORDED MAIL TO:  
Larry L. Vincent *+ Lisa Vincent*  
987 Bella Rosa Drive  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Larry L. Vincent *+ Lisa M. Vincent*  
Same as above

Escrow No. 1903468-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.: 1320-30-612-005  
R.P.T.T. \$2,106.00

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 Larry L. Vincent and Lisa M. Vincent , Husband and Wife, as joint tenants**

**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**

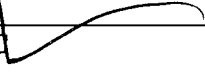
**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

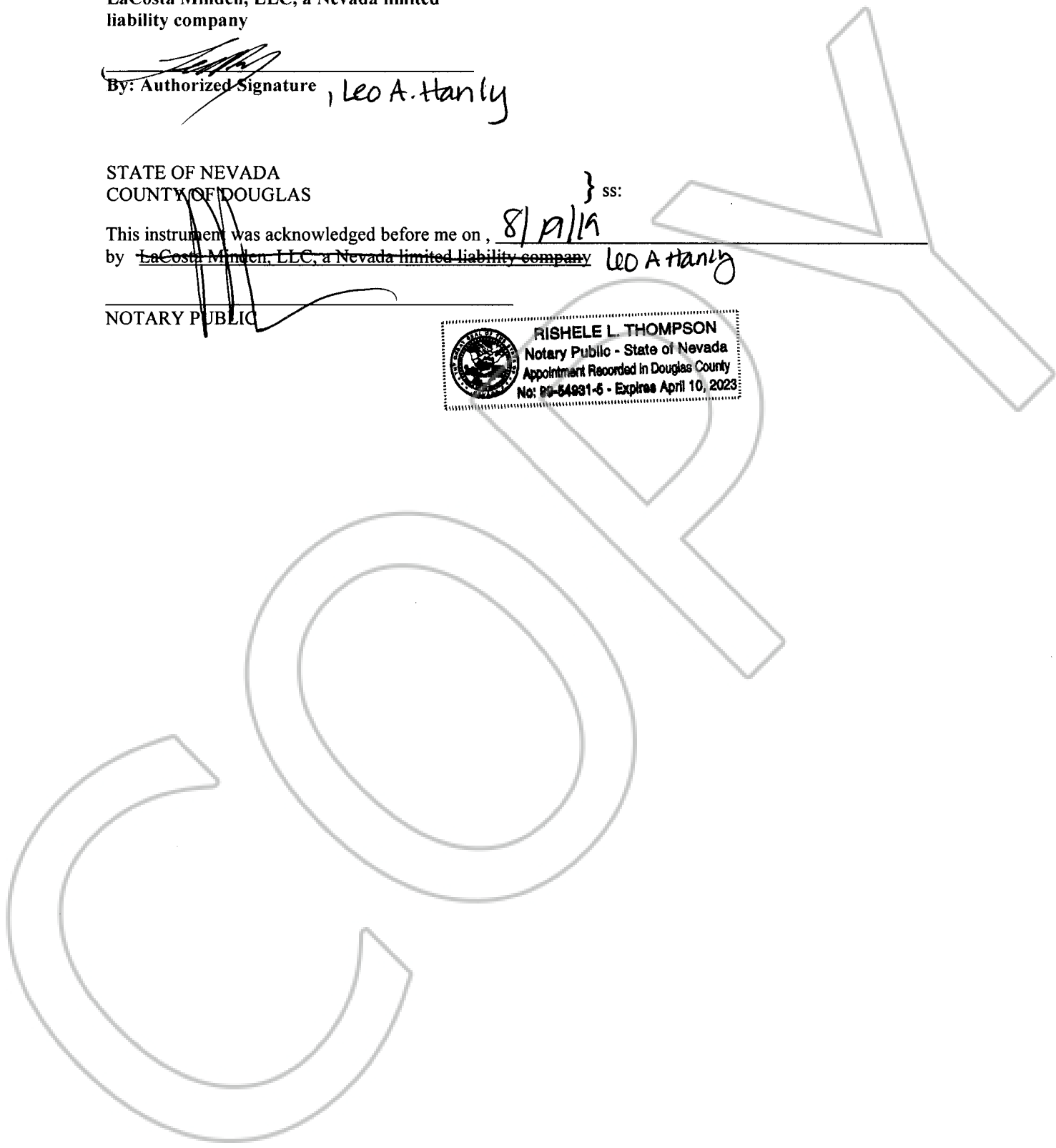
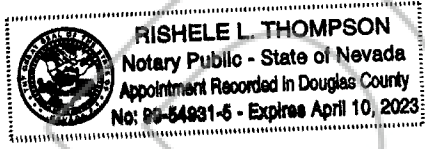
LaCosta Minden, LLC, a Nevada limited liability company

  
By: Authorized Signature, Leo A. Hanly

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 8/19/19 } ss:  
by ~~LaCosta Minden, LLC, a Nevada limited liability company~~ Leo A Hanly

NOTARY PUBLIC 



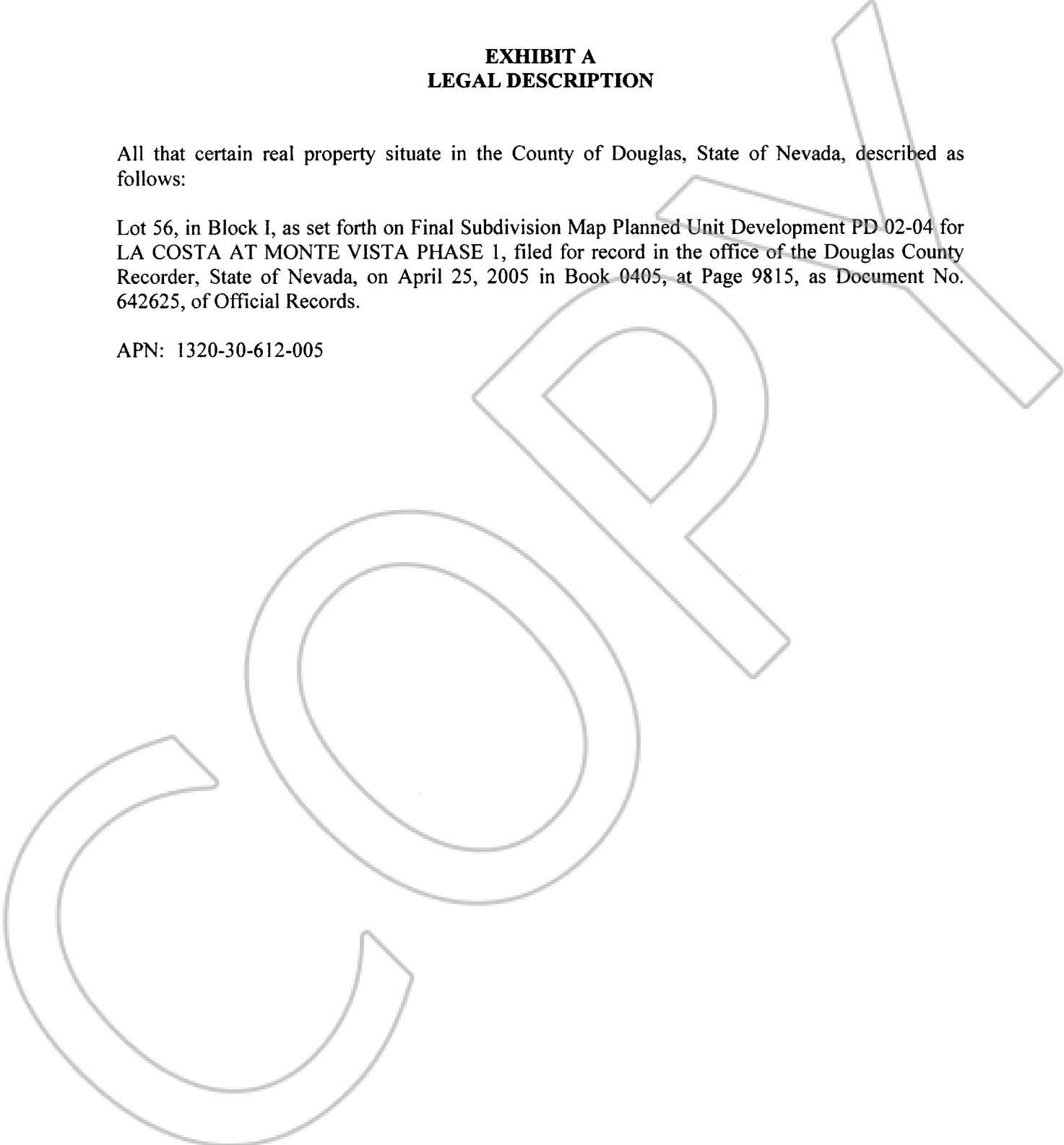
Escrow No. 1903468-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 56, 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: 1320-30-612-005



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-612-005  
 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 \_\_\_\_\_

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| Book _____                             | Page _____ |
| Date of Recording: _____               |            |
| Notes: _____                           |            |

3. a. Total Value/Sales Price of Property:      \$ 539,900.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 539,900.00  
 d. Real Property Transfer Tax Due:      \$ 2,106.00

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: LaCosta Minden, LLC, a Nevada limited liability company  
 Address: PO Box 489  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Larry L. Vincent + Lisa M. Vincent  
 Address: 987 Bella Rosa  
 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.: 01903468-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED