

A.P.N.: 1320-23-002-045
File No: 143-2574722 (mk)
R.P.T.T.: \$879.45

When Recorded Mail To: Mail Tax Statements To:
Jesse D. Meldru and Danielle J. Meldru
2394 Sunrise Pass Rd.
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Grandview Douglas LLC, a Nevada Limited Liability Company

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

Jesse D. Meldru and Danielle J. Meldru, husband and wife as joint tenants with right of survivorship

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

PARCEL I:

LOT 62 AS SHOWN ON THE MAP (PD 99-12-01) OF GRANDVIEW ESTATES, PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 2003, FILE NO. 562908.

PARCEL II:

A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 27, 2011, RECORDED JULY 22, 2011 AS INSTRUMENT NO. 786781 OF OFFICIAL RECORDS.

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.

Grandview Douglas LLC, a Nevada limited liability company. SCM Corp. of Nevada

By: *Mark A. Trinta*
Name: Mark A. Trinta
Title: Secretary

STATE OF California)
COUNTY OF Stanislaus) ss.

This instrument was acknowledged before me on October 18, 2019 by MARK A. TRINTA.

C. Sauls
Notary Public
(My commission expires: 10-20-22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 23, 2019** under Escrow No. **143-2574722.**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-23-002-045
 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: \$225,390.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$225,390.00
 d) Real Property Transfer Tax Due \$879.45

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] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Grandview Douglas LLC, a Nevada limited liability company. SCM
 Print Name: Corp. of Nevada
 Address: 1920 Standiford Suite 1
 City: Modesto
 State: CA Zip: 95350

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Jesse D. Meldru and
 Print Name: Danielle J. Meldru
 Address: 2394 Sunrise Pass Rd.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2574722 mk/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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