DOUGLAS COUNTY, NV

RPTT:\$879.45 Rec:\$35.00

2019-937493 11/01/2019 09:38 AM

\$914.45 Pgs=2

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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

All general and special taxes for the current fiscal year.

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

Name: Mark A. Trinta Title: Secretary

STATE OF California

COUNTY OF Stanislans

This instrument was acknowledged before me on MAY L. A. TYNHA.

October 2019 18,

Notary Public pires: 10.20.22 (My commission expires:

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)_ | | \wedge |
| d)_ | | (\. |
| 2. | Type,of Property | |
| a) | Vacant Land b) Single Fam. Res. | FOR RECORDERS OPTIONAL USE |
| c) | Condo/Twnhse d) 2-4 Plex | BookPage: |
| e) | Apt. Bldg. f) Comm'i/Ind'l | Date of Recording: |
| • | Agricultural h) Mobile Home | Notes: |
| g) .`\ | | 1000 |
| i) | Other | 1005 300 00 |
| 3. | a) Total Value/Sales Price of Property: | \$225,390.00 |
| | b) Deed in Lieu of Foreclosure Only (value of pro | pperty) (_\$) |
| | 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 | n· |
| | b. Explain reason for exemption: | / |
| | D. Explain reason for exemperation | |
| 5. | Partial Interest: Percentage being transferred: | % |
| | | |
| | The undersigned declares and acknowledges, u | under penalty of perjury, pursuant to NRS |
| into | 5.060 and NRS 375.110, that the information | provided is correct to the best of their cumentation if called upon to substantiate |
| into | 5.060 and NRS 375.110, that the information | provided is correct to the best of their cumentation if called upon to substantiate |
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