

DOUGLAS COUNTY, NV
RPTT:\$943.80 Rec:\$40.00
\$983.80 Pgs=3
03/19/2021 03:44 PM
2021-963854
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-23-002-069
R.P.T.T.	\$ 943.80
File No.:	1139625 ARJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Dean Carboni and Kristin Carboni	
9507 Golden Drive	
Orangevale, CA 95662	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Grandview Douglas LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dean Carboni and Kristin Carboni, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 3/16/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Grandview Douglas LLC, a Nevada limited liability company

By: *[Signature]*
Mark A. Trinta, Secretary

State of ~~Stanislaus~~^a California
County of Stanislaus)^{ss}

This instrument was acknowledged before me on the 16 day of March, 2021
By: Mark A. Trinta as Secretary of Grandview Douglas LLC, a Nevada limited liability company

Signature: *[Signature]*
Notary Public

My Commission Expires: 10.20.2022

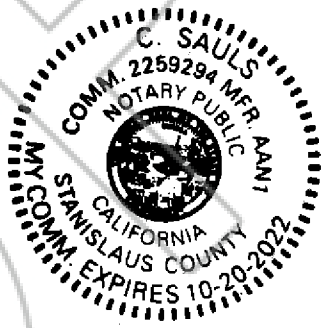


EXHIBIT "A"
LEGAL DESCRIPTION

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

Parcel 1:

Lot 30 as shown on Final Map # PD 99-12-01 GRANDVIEW ESTATES PHASE 1, A PLANNED UNIT DEVELOPMENT, filed in the office of the Douglas County Recorder, State of Nevada, on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, Official Records.

Parcel 2:

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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-23-002-069
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 241,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 241,900.00
 d. Real Property Transfer Tax Due \$ 943.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
 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 _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Grandview Douglas LLC, a
Nevada limited liability company
 Address: 1920 Stanford #1
 City: Modesto
 State: CA Zip: 95350

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dean Carboni and Kristin
Carboni
 Address: 9507 Golden Drive
 City: Orangevale
 State: CA Zip: 95662

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1139625 ARJ
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410