DOUGLAS COUNTY, NV

\$742.00

2021-964311 RPTT:\$702.00 Rec:\$40.00

03/26/2021 01:35 PM

1320-23-002-016

A.P.N.: File No:

143-2619981 (mk)

R.P.T.T.:

\$702.00

Pgs=3 FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: Brian Seidlitz Trustee of The Brian Seidlitz Family Trust Dated July 19, 2017 1226 Jackie Lane 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

Brian Seidlitz Trustee of The Brian Seidlitz Family Trust Dated July 19, 2017, dated July 19, 2017

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

#### PARCEL 1:

LOT 1 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 06, 2003, FILE NO. 562908.

#### 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.

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, a Nevada limited liability company

Name: Mark A. Trinta Title: Secretary

California STATE OF **NEVADA** 

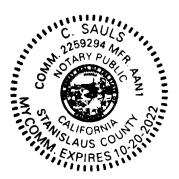
COUNTY OF DOUGLAS Stanislans

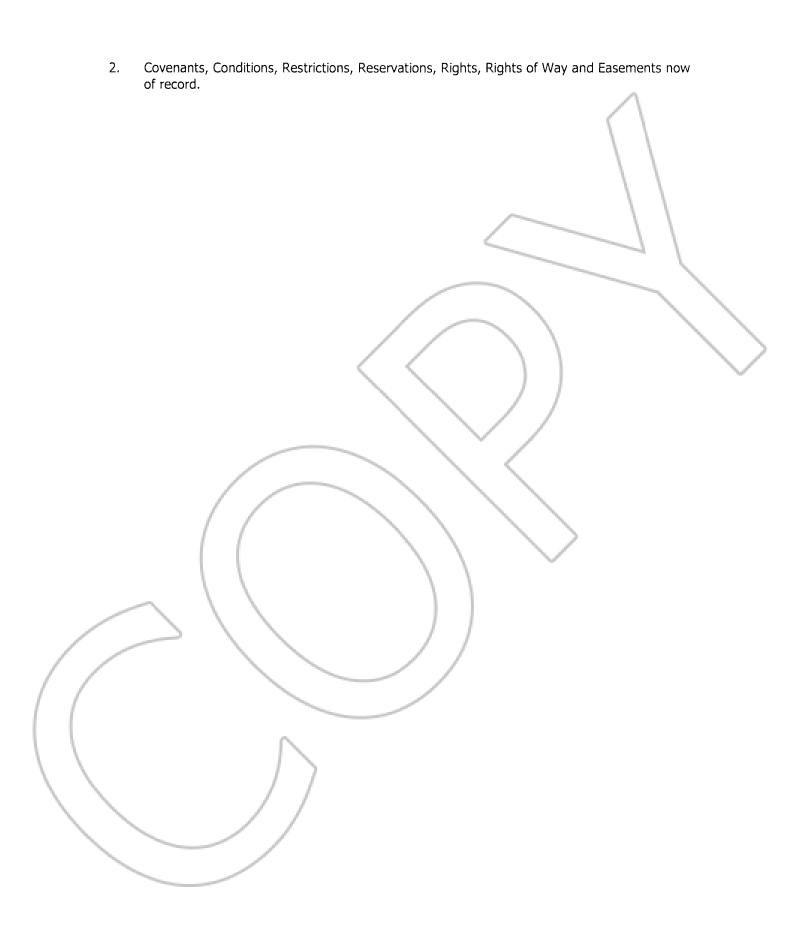
This instrument was acknowledged before me on Mark by Mark Trinta,

Grandview Douglas LLC.

Notary Public (My commission expires: 10.20.2023

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/22/2021 under Escrow No. 143-2619981





# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)	1320-23-002-016	( )
b)	1320 23 032 013	\ \
c)		\ \
d)		\ \
_	Town of Business	\ \
2.	Type of Property	FOR RECORDERS OPTIONAL USE
a)	x Vacant Land b) Single Fam. Res.	
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$179,900.00
٥.		
	b) Deed in Lieu of Foreclosure Only (value of pro	1 1
	c) Transfer Tax Value:	\$179,900.00
	d) Real Property Transfer Tax Due	\$702.00
4.	If Exemption Claimed:	\ / /
	a. Transfer Tax Exemption, per 375.090, Section	n:
	b. Explain reason for exemption:	<u> </u>
5.	Partial Interest: Percentage being transferred:	%
	The undersigned declares and acknowledges, u	nder penalty of perjury, pursuant to NRS
3/5 info	.060 and NRS 375.110, that the information i	provided is correct to the best of their
the	rmation and belief, and can be supported by doc information provided herein. Furthermore, the	e parties agree that disallowance of any
clair	med exemption, or other determination of additi	onal tax due, may result in a penalty of
10%	% of the tax dué plus interest at 1% per month. er shall be jointly a <del>nd,</del> se <del>ve</del> rally liable for any addi	Pursuant to NRS 3/5.030, the Buyer and
	nature: 1, 1	Capacity: Vent
_		
Sigi	seller (GRANTOR) INFORMATION	Capacity: Use Capacity: Capacity: Use Capaci
	(REQUIRED)	(REQUIRED)
		Brian Seidlitz Trustee of
Drin	t Name: Grandview Douglas LLC	The Brian Seidlitz Family Print Name: Trust Dated July 19, 2017
	Iress: 1920 Stanford Ave, Ste. 1	Address: 1226 Jackie Lane
City		City: Minden
Stat		State: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)		
-	First American Title Insurance	
	t Name: Company	File Number: 143-2619981 mk/ kf
7700	lress 1663 US Highway 395, Suite 101	Chata, NV
City		State: NV Zip: 89423
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		