DOUGLAS COUNTY, NV

2021-964658

RPTT:\$943.80 Rec:\$40.00

04/01/2021 10:12 AM

\$983.80 Pgs=3 FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1320-23-002-067

File No:

143-2617833 (et)

R.P.T.T.:

\$943.80

When Recorded Mail To: Mail Tax Statements To: Robert J. Collins, Jr. and Nancy Balbutin-Collins 2777 Normandy Ct Livermore, CA 94550

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

Robert J. Collins, Jr. and Nancy Balbutin-Collins, husband and wife as community property with right of survivorship

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

PARCEL 1:

LOT 32 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.

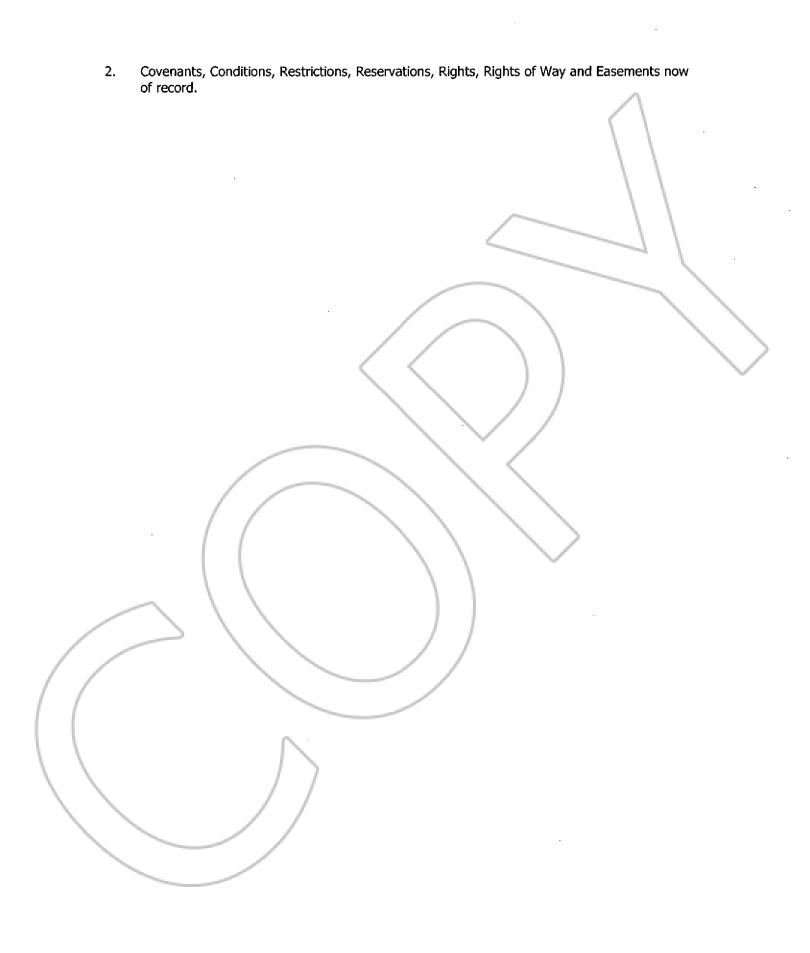
PARCEL 2:

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 Ilmited liability company

By:
Name: Mark A. Trinta
Title: Secretary

STATE OF

NEVADA

Stanis aus

This instrument was acknowledged before me on

Mark A. Trinta, Secretary.

Notary Public

(My commission expires: (0-20-2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2617833.



STATE OF NEVADA DECLARATION OF VALUE

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 375.090, Section: b. Explain reason for exemption:	1.	Assessor Parcel Number(s)	\ \	
2. Type of Property a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: l) Other 3. a) Total Value/Sales Price of Property: \$241,900.00 b) Deed in Lieu of Foreclosure Only (value of property) b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: \$241,900.00 b) Dead 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 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 375.1060 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 ax 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Grandview Douglas LLC Address: 1920 Standiford Ste 1 Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Robert J. Collins, Jr. and Print Name: Nancy Balbutin-Collins Address: 2777 Normandy Ct City: Modesto COMPANY/PERSON REQUISTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 1663 US Highway 395, Suite 101 City: Minden File Number: 143-2617833 et/ et	a)_	1320-23-002-067	\ \	
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