WHEN RECORDED MAIL TO:
Scott Stewart Maas
961 Los Alamistos
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2007690-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-30-702-032

R.P.T.T. $2,102.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Monte Vista Minden, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Scott Stewart Maas, *an unmarried man*

all that real property situated in the County of Douglas, State of Nevada, described as follows:
    SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Monte Vista Minden, LLC, a Nevada Limited Liability Company

By: Santa Ynez Valley Construction Company

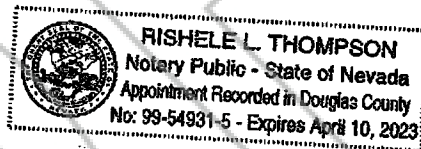**By Its Manger: Kim M. Byrd, Vice President**

STATE OF NEVADA   } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on , 4/8/2021

by Kim M. Byrd

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02007690.
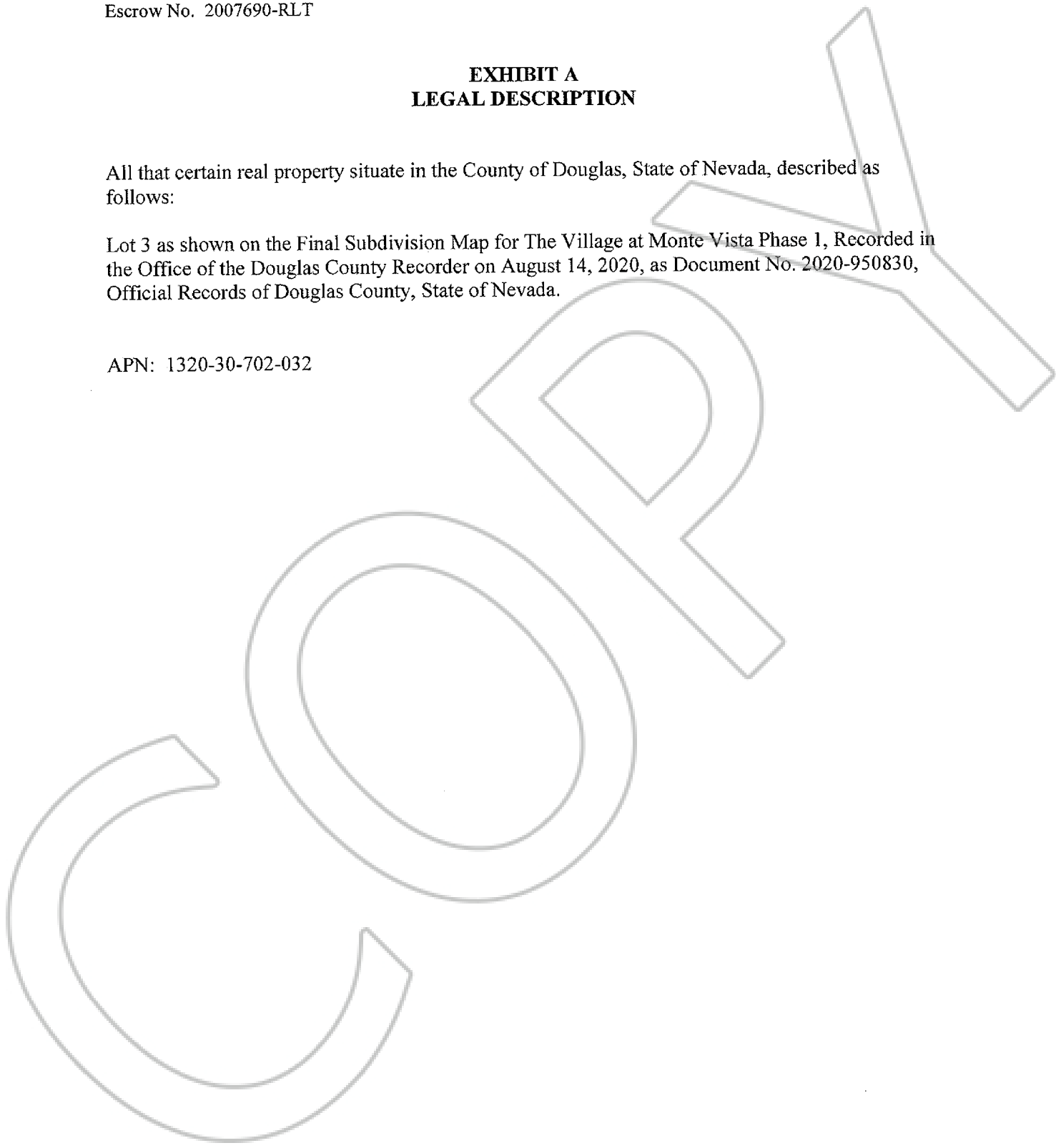
Escrow No. 2007690-RLT

EXHIBIT A
LEGAL DESCRIPTION

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

Lot 3 as shown on the Final Subdivision Map for The Village at Monte Vista Phase 1, Recorded in the Office of the Douglas County Recorder on August 14, 2020, as Document No. 2020-950830, Official Records of Douglas County, State of Nevada.

APN: 1320-30-702-032

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 1320-30-702-032
   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 ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ 538,972.29
   b. Deed in Lieu of Foreclosure Only (value of property) $ _____
   c. Transfer Tax Value $ 538,972.29
   d. Real Property Transfer Tax Due: $ 2,102.10

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 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 _____   Capacity _____

Signature _____   Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Monte Vista Minden, LLC, a Nevada Limited Liability Company	Print Name: Scott Stewart Maas
Address: PO BOX 489	Address: 961 Los Alamitos
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc.   Escrow No.: 02007690-020-RLT

Address: 1483 US Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED