

DOUGLAS COUNTY, NV

**2021-966663**

RPTT:\$943.80 Rec:\$40.00

\$983.80 Pgs=3

**04/30/2021 12:02 PM**

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
The Warren Company of Nevada  
1661 Mackland Ave  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2101302-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.: 1320-23-002-066  
R.P.T.T. \$ 943.80

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Grandview Douglas 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 The Warren Company of NV , Inc., a Nevada Corporation

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.**

Grandview Douglas LLC

*Mark Trinta*

Mark Trinta, Manager

*California*

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss: Stanislaus

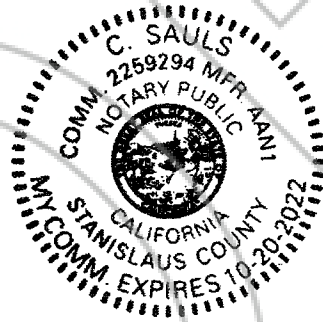
*April 21, 2021*

This instrument was acknowledged before me on,  
by Grandview Douglas LLC, Mark A. Trinta

*C. Sauls*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02101302.



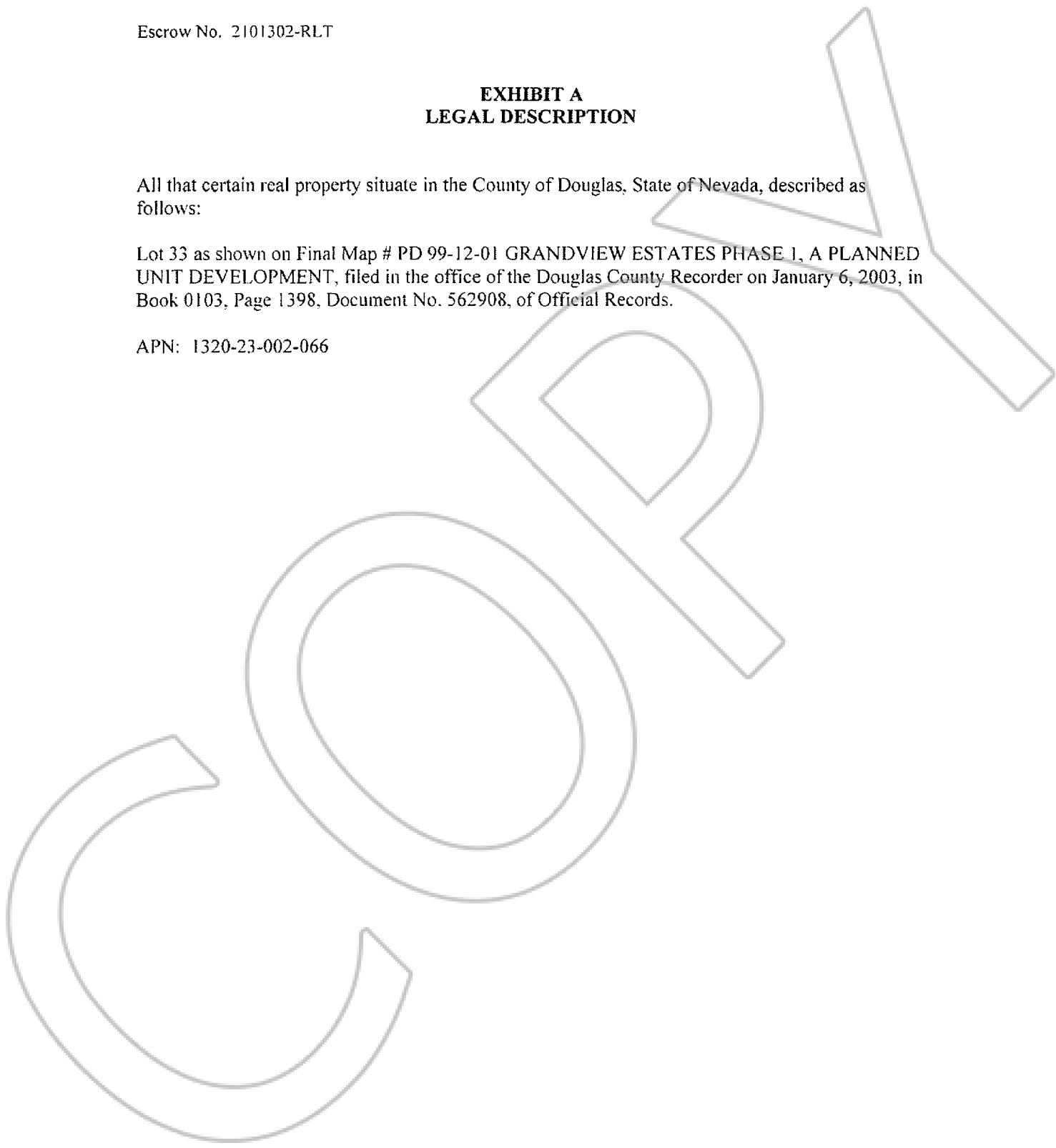
Escrow No. 2101302-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 33 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 on January 6, 2003, in Book 0103, Page 1398, Document No. 562908, of Official Records.

APN: 1320-23-002-066



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-23-002-066  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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: \_\_\_\_\_ %

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Grandview Douglas LLC  
 Address: 1920 Standiford Ave #1  
 City: Modesto  
 State: CA Zip: 95350

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Warren Company of Nevada  
 Address: 1401 Mackland  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Titor Title of Nevada, Inc.                      Escrow No.: 02101302-020-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