

DOUGLAS COUNTY, NV **2021-966794**
RPTT:\$721.50 Rec:\$40.00
\$761.50 Pgs=2 05/03/2021 02:32 PM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-14-001-005
R.P.T.T.	\$ 721.50
File No.:	1224053
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bill Knowles and Beverly Knowles	
1421 Eagle Mountain Road	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Huckleberry Corp., a Nevada corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bill Knowles and Beverly Knowles, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 15 in Block A, of TOPAZ RANCH ESTATES UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212

APN: 1022-14-001-005

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: April 30, 2021

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

Huckleberry Corp., a Nevada corporation

By: [Signature]
Tim Holden, President

By: [Signature]
Travis Powell, Secretary

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 30th day of April, 2021
By: Tim Holden and Travis Powell

Signature: Kimberly Miguel
Notary Public
Kimberly Miguel
My Commission Expires: 01-13-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-14-001-005
 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'/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 \$ 185,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 185,000.00
 d. Real Property Transfer Tax Due \$ 121.50

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 Kimberly Mignin Capacity Grantor Agent
 Signature Kimberly Mignin Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Huckleberry Corp., a Nevada corporation
 Address: 10795 Double R Blvd
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bill Knowles and Beverly Knowles
 Address: 1421 Eagle Mountain Road
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1224053 KM
 Address: 540 W Plumb Ln, Ste 100
 City: Reno State: NV Zip: 89509