

DOUGLAS COUNTY, NV **2021-969225**  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=2 **06/16/2021 03:06 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1419-26-311-003
R.P.T.T.	\$2,535.00
File No.:	1241230 SA
<b>Recording Requested By:</b>	
Stewart Title Company	
Mail Tax Statements To:	Same as below
<b>When Recorded Mail To:</b>	
Grimes Revocable Trust	
6950 Meta Court	
Sloughouse, CA 95683	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Meadow Estates LLC, a Nevada limited liability company also known as Mountain Meadows Estates, LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Forrest G. Grimes and Gia G. Grimes, as Trustees of Forrest G. and Gia G. Grimes Revocable Trust dated 05/11/2018**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 3 as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 14, 2021 as Document No. 2021-965462, Official Records.

**\*SUBJECT TO:**

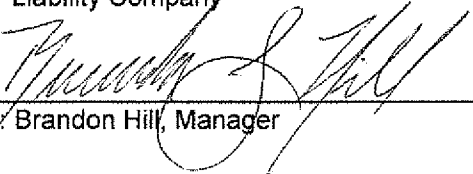
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: June 14, 2021


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

Mountain Meadow Estates LLC, a Nevada Limited Liability Company also known as Mountain Meadows Estates, LLC, a Nevada Limited Liability Company

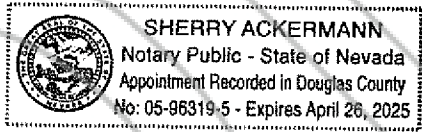
  
By: Brandon Hill, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 14 day of June, 2021  
By: Mountain Meadow Estates, LLC as Manager of Mountain Meadow Estates

Signature:   
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-26-311-003  
 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      \$ 650,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 650,000.00  
 d. Real Property Transfer Tax Due      \$ 2,535.00

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 *On Aie* Capacity Grantor *Escrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Mountain Meadow Estates  
 Address: 1625 Highway 88, Suite 102  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Grimes Revocable Trust  
 Address: 6950 Meta Court  
 City: Sloughouse  
 State: CA Zip: 95683

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1241230 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED