

APN# : 1420-07-215-017  
RPTT: \$1,431.30

Recording Requested By:  
Stewart Title

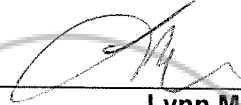
Escrow No.: 121472-MLM  
When Recorded Mail To:  
Rosana Herran De Smith  
P.O. Box 3845  
Carson City, NV 89702

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Lynn Moore

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Reno Sun, LLC, a Nevada limited liability company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Rosana Herran De Smith, an unmarried woman

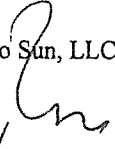
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 06/05/2021

Reno Sun, LLC, a Nevada limited liability company

By:   
Randeep Bling  
Manager

STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on

\_\_\_\_\_

By Randeep Bling as manager of Reno Sun, LLC..

\_\_\_\_\_  
Notary Public

see attached California Acknowledgment,

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Joaquin }

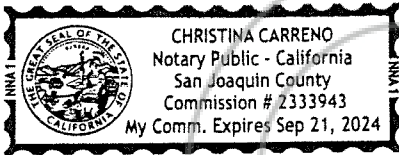
On 06/09/2024 before me, Christina Carreno, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Randeep Bling  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Christina Carreno  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document** Re: Valley Vista Lot 17  
Title or Type of Document: Grant, Bargain and sale deed  
Document Date: 06/05/2021 Number of Pages: 3  
Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: Randeep Bling  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Manager  
Signer is Representing: Keno Sm, LLC

Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**

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

**PARCEL 1:**

**Lot 17, as set forth on the Final Map LDA 97-1007-8 for VALLEY VISTA ESTATES PHASE 7, recorded in the office of the Douglas County Recorder, State of Nevada on October 20, 2006 in Book 1006, Page 7712 as Document No. 686969 and Certificate of Amendment recorded on January 2, 2007 in Book 107, Page 26 as Document No. 691901, Official Records.**

**PARCEL 2:**

**A non-exclusive easement for drainage and the construction, use, maintenance, replacement and repair of a drainage and/or detention basin and facilities as granted by a Drainage Easement Agreement recorded October 27, 2011 in Book 1011, Page 4775 as Document No. 791544, Official Records.**

**Assessor's Parcel Number(s):  
1420-07-215-017**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-07-215-017

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> NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property:	\$366,995.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$366,995.00
Real Property Transfer Tax Due:	\$1,431.30

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 _____	Capacity <u>Escrow Agent</u>
Signature _____	Capacity <u>Escrow Agent</u>

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Reno Sun, LLC, a Nevada limited liability company  
 Address: 1701 W. March Lane, Ste D  
 City: Stockton  
 State: CA                      Zip: 95207

Print Name: Rosana Herran De Smith  
 Address: P.O. Box 3845  
 City: Carson City  
 State: NV                      Zip: 89702

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 121472-MLM