DOUGLAS COUNTY, NV

2021-973078

RPTT:\$2047.50 Rec:\$40.00

08/25/2021 01:17 PM

\$2,087.50 Pgs=3

A.P.N.:

1420-08-213-004

File No:

143-2630253 (et)

R.P.T.T.:

\$2,047.50

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: Katharyn M Yonge, John M Sullivan and Martha L. Harris 988 Rolling Ridge Ct Carson City NV 89705

## GRANT, BARGAIN and SALE DEED

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

Onesix LLC., a Nevada Limited LiabilityCompany

do(es) hereby GRANT, BARGAIN and SELL to

Katharyn M Yonge, a widow, and John M Sullivan and Martha L. Harris, husband and wife as community property with right of survivorship, all as tenants in common

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

LOT 23, IN BLOCK C, OF THE FINAL MAP OF SUNRIDGE HEIGHTS II PHASE 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 3, 1994, AS **DOCUMENT NO. 331447.** 

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

## Subject to

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now 2. of record.

This document was executed in counter-part and shall be deemed as one.

Onesix LLC, a Nevada limited liability company  By:  Name: Eric Allen Machado  Title: Managing Member	1/	
By:  Name: Teresa Belle Machado  Title: Managing Member		
STATE OF NEVADA ) : SS. COUNTY OF DOUGLAS )		
This instrument was acknowledged before me on	by	
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2630253.		

Onesix LLC, a Nevada limited liability	company	
By:  Name: Eric Allen Machado  Title: Managing Member  By:  Name: Teresa Belle Machado  Title: Managing Member	——————————————————————————————————————	/
STATE OF NEVADA		
COUNTY OF DOUGLAS	) 55.	
This instrument was acknowledged be Eric Allen Machado and Teresa Bo	efore me on <u>Sagoral</u> belle Machadom, as managing members .	У
Notary Public (My commission expires: _//= _/_	MARY KELSH Notary Public - State of Nevada Appointment Recorded in Douglas County No: 98-49567-5 - Expires Nov. 06, 2022	

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2630253.

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)_	1420-08-213-004	
b)_		
c)_ d)		
		( )
2.	Type of Property    Verent Land   h)   Single Fam Res	FOR RECORDERS OPTIONAL USE
a)	<ul><li>✓ Vacant Land</li><li>✓ Single Fam. Res.</li><li>✓ Condo/Twnhse</li><li>d)</li><li>✓ 2-4 Plex</li></ul>	
c)		Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$525,000.00
	b) Deed in Lieu of Foreclosure Only (value of pr	operty) (_\$)
	c) Transfer Tax Value:	\$525,000.00
	d) Real Property Transfer Tax Due	\$2,047.50
4.	If Exemption Claimed:	/ /
	a. Transfer Tax Exemption, per 375.090, Section	nn'
	b. Explain reason for exemption:	/
		\ / /
5.	Partial Interest: Percentage being transferred:	%
375	The undersigned declares and acknowledges, .060 and NRS 375.110, that the information	under penalty of perjury, pursuant to NKS provided is correct to the best of their
info	rmation and belief, and can be supported by do information provided herein. Furthermore, th	cumentation if called upon to substantiate
the	information provided herein. Furthermore, th med exemption, or other determination of addi	e parties agree that disallowance of any tional tax due, may result in a penalty of
109	% of the tax due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and
Sell	er shall be jointly and severally liable for any add	litional amount owed.
Sigi	nature:	Capacity: QQQQ
Sigi	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
and the same of th	(1.00)	Katharyn M Yonge and
Prir	it Name: Onesix LLC	John M Sullivan and Print Name: Martha L. Harris
No.	dress: 1706 Crowne Way	Address: 17117 Aileen Way
City	r: Minden	City: Grass Valley
Sta		State: CA Zip: 95949
<u>CO</u>	MPANY/PERSON REQUESTING RECORDIN	G (required if not seller or buyer)
D'	First American Title Insurance	File Number: 143-2630253 et/ et
	nt Name: Company Hress 1663 US Highway 395, Suite 101	rile Number. 143-2030233 et/ et
	r: Minden	State: NV Zip: 89423
,	(AS A PUBLIC RECORD THIS FORM MAY	BE RECORDED/MICROFILMED)