

DOUGLAS COUNTY, NV **2021-977340**  
RPTT:\$1267.50 Rec:\$40.00  
\$1,307.50 Pgs=2 11/19/2021 11:24 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Santa Ynez Valley Construction Company  
P.O Box 489  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2106657-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.: 1420-33-410-053  
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Curtis L. Fromberg and Debbie Fromberg, husband and wife, as joint tenants with right of survivorship

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Santa Ynez Valley Construction Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 75 as set forth on that Final Map entitled WILDHORSE ANNEX UNIT NO. 2, a Planned Unit Development, recorded October 10, 1994, in Book 1094, Page 1490, Official Records of Douglas County, State of Nevada, as Document No. 348105.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Curtis L. Fromberg  
Curtis L. Fromberg

Debbie Fromberg  
Debbie Fromberg

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 <sup>DC</sup> NEVADA - CALIFORNIA  
COUNTY OF DOUGLAS - GLENN

} ss:

This instrument was acknowledged before me on October 13, 2021  
by Curtis L. Fromberg and Debbie Fromberg

Darlene E. Eldridge  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02106657.

DARLENE E. ELDRIDGE  
COMM. # 2246202  
NOTARY PUBLIC - CALIFORNIA  
GLENN COUNTY  
COMM. EXPIRES JUNE 24, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-33-410-053  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 325,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 325,000.00  
 d. Real Property Transfer Tax Due: \$ 1,267.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Curtis L. Fromberg and Debbie Fromberg  
 Address: P.O Box 1224  
 City: Kasilof  
 State: AK Zip: 99610

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Santa Ynez Valley Construction Company  
 Address: p.o box 489  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02106657-020-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