

A.P.N.: 1420-18-113-077  
File No: 143-2639123 (mk)  
R.P.T.T.: \$1,521.00

When Recorded Mail To: Mail Tax Statements To:  
Jordan Lee Groo  
856 Amador Circle  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

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

Samual R. Swartz II, a single man

do(es) hereby *GRANT, BARGAIN and SELL* to

Jordan Lee Groo, a single man

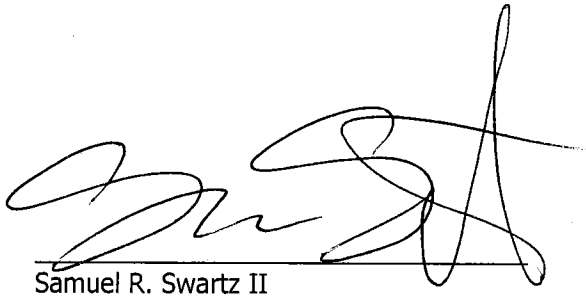
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 255, OF BLOCK D, AS SHOWN ON THE PLAT OF SILVERADO HEIGHTS 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 20, 1979, IN BOOK 679, PAGE 1486 AS DOCUMENT NO. 33717 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994, IN BOOK 1294, PAGE 2904 AS DOCUMENT NO. 352879 OF OFFICIAL RECORDS.**

*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.

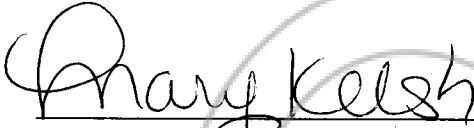
Subject to

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

  
Samuel R. Swartz II

STATE OF **NEVADA** )  
                                  ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 11-17-21 by **Samuel R. Swartz, II.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 11-16-22)

 **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. 143-2639123.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-18-113-077  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$390,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$390,000.00  
 d) Real Property Transfer Tax Due \$1,521.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Print Name: Samuel R. Swartz, II  
 Address: 1394 Pajaro ave # 26  
 City: Manteca  
 State: CA      Zip: 95336

Print Name: Jordan Lee Groo  
 Address: 856 Amador Circle  
 City: Carson City  
 State: NV      Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2639123 mk/ MH  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)