

A.P.N.: 1220-21-510-092
File No: 143-2642271 (mk)
R.P.T.T.: \$1,072.50

When Recorded Mail To: Mail Tax Statements To:
One West Cana LLC., a Nevada limited liability company
710 Long Valley Rd
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Roland Martinez and Denise M. Martinez, husband and wife as joint tenants

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

One West Cana LLC., a Nevada limited liability company

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

LOT 159, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

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.

Roland Martinez
Roland Martinez
Denise M. Martinez
Denise M. Martinez

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

This instrument was acknowledged before me on December 14, 2021 by **Roland Martinez and Denise M. Martinez.**

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2642271.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-21-510-092
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$275,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$275,000.00
 d) Real Property Transfer Tax Due \$1,072.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Roland Martinez and Denise M. Martinez
 Address: 712 Long Valley Rd
 City: Gardnerville N
 State: NV Zip: 89460

Print Name: One West Cana LLC., a Nevada limited liability company
 Address: 710 Long Valley Rd
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2642271 mk/ mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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