

DOUGLAS COUNTY, NV
RPTT:\$1786.20 Rec:\$40.00
\$1,826.20 Pgs=3
2022-979390
01/05/2022 01:34 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-215-030
R.P.T.T.	\$1,786.20
File No.:	1164321 MLM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
Garritt Fauria and Kristy Fauria	
868 Tourmaline Dr.	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Reno Sun, LLC**, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Garritt Fauria and Kristy Fauria, husband and wife, as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

PARCEL 1:

Lot 30, 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.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 3, 2022

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Reno Sun, LLC, a Nevada limited liability company

By: [Signature]
Randeep Bling
Manager

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Randeep Bling as Manager of Reno Sun, LLC, a Nevada limited liability company

Signature: _____
Notary Public
Lynn Moore
My Commission Expires: _____

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 01/04/2022 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.

Signature Christina Carreno
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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 30
Title or Type of Document: Grant, Bargain, Sale Deed
Document Date: 01/03/2022 Number of Pages: 2
Signer(s) Other Than Named Above: NA

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: Reno Sun, LLC

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1420-07-215-030
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'//Ind'l
g. Agricultural h. Mobile Home
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 457,550.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 457,550.00
d. Real Property Transfer Tax Due \$ 1,786.20

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 Erica Taylor Capacity _____ Escrow Agent _____
Signature Erica Taylor Capacity _____ Escrow Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Reno Sun, LLC, a Nevada limited liability company
Address: 1701 W. March Ln., Ste D
City: Stockton
State: CA Zip: 95207

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Garritt Fauria and Kristy Fauria
Address: 868 Tourmaline Dr.
City: Carson City
State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Stewart Title Company Escrow # 1164321 MLM
Address: 5390 Kietzke Ln., Suite 101
City: Reno State: NV Zip: 89511