

DOUGLAS COUNTY, NV **2022-980662**
 RPTT:\$1961.70 Rec:\$40.00
 \$2,001.70 Pgs=3 **02/02/2022 01:06 PM**
 STEWART TITLE COMPANY - NV
 KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-215-021
R.P.T.T.	\$1,961.70
File No.:	1446278 MLM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Jessica Jimenez Mariscal, Ricardo Vazquez Herrera, and Maria De Refugio Herrera	
879 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 **Jesica Jimenez Mariscal, a single woman, and Ricardo Vazquez Herrera, a single man and Maria De Refugio Herrera, an unmarried woman, 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 21, 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 11, 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

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 }

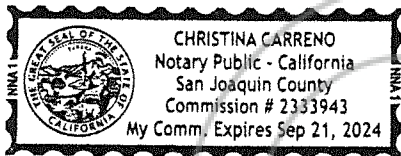
On 01/12/2022 before me, Christina Carreno, Notary Public, Here Insert Name and Title of the Officer

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

Title or Type of Document: Grant, Bargain, Sale Deed RE: Valley Vista Lot 21

Document Date: 01/11/2022 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: Randeep, 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) 1420-07-215-021
 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 \$ 502,930.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 502,930.00
 d. Real Property Transfer Tax Due \$ 1,961.70

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 _____ Capacity Escrow Agent _____
 Signature _____ 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: Jesica Jimenez Mariscal, Ricardo Vazquez Herrera, and Maria De Refugio Herrera
 Address: 879 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 # 1446278 MLM
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED