

DOUGLAS COUNTY, NV
RPTT:\$1599.00 Rec:\$40.00
\$1,639.00 Pgs=3
TOIYABE TITLE
KAREN ELLISON, RECORDER

2022-982702

03/18/2022 02:45 PM

APN: 1220-22-310-036

RPTT: \$1,599.00

Escrow No. 2213933

When Recorded Return to:

Kimberly K. Mozzone

**692 Bowles Lane
Gardnerville, NV 89460**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Arrow Canyon, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kimberly K. Mozzone, a single woman

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

See Exhibit "A" attached hereto and made a part hereof.

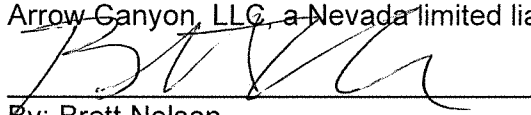
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature continued on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2213933
Page Two.

Witness my hand(s) this 14th day of March, 2022.

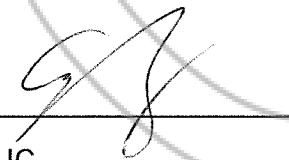
Arrow Canyon, LLC, a Nevada limited liability company



By: Brett Nelson
Its Manager

STATE OF Nevada
COUNTY OF Washoe

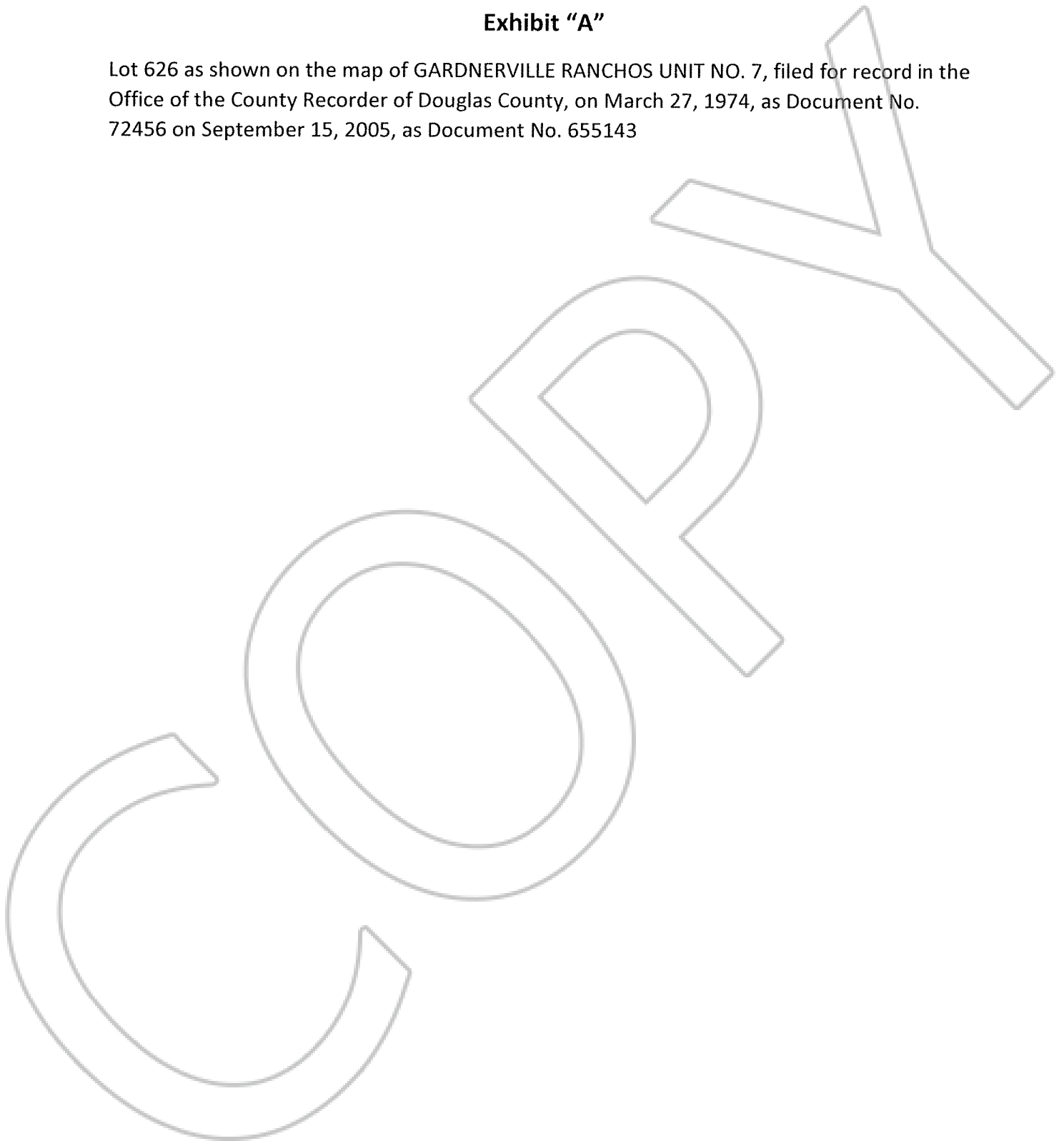
This instrument was acknowledged before me on this 14th day of March, 2022 by Brett Nelson as Manager for Arrow Canyon, LLC, a Nevada limited liability company.***



NOTARY PUBLIC

Exhibit "A"

Lot 626 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, on March 27, 1974, as Document No. 72456 on September 15, 2005, as Document No. 655143



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-310-036
 b.
 c.
 d.


2. Type of Property
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

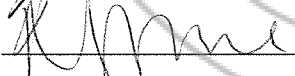
| | |
|--|-------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3.
- | | |
|---|--------------|
| a. Total Value/Sales Price of Property | \$410,000.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| c. Transfer Tax Value | \$410,000.00 |
| d. Real Property Transfer Tax Due | \$1,599.00 |

4. If Exempt 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:  Capacity: Grantor

Signature:  Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Arrow Canyon, LLC, a Nevada limited liability company
 Address: 6770 S. McCarran Blvd.
 City: Reno
 State: Nevada

Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kimberly K. Mozzone
 Address: 692 Bowles Lane
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: Toiyabe Title File Number: 2213933
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509