

DOUGLAS COUNTY, NV  
RPTT:\$1287.00 Rec:\$40.00  
\$1,327.00 Pgs=3  
03/28/2022 03:42 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1420-34-601-015  
File No: 143-2646893 (et)  
R.P.T.T.: \$1,287.00

When Recorded Mail To: Mail Tax Statements To:  
Aeva Investments Group, LLC  
4133 Cedar Ave  
S Lake Tahoe , CA 96150

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

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

East Valley View, LLC, a Nevada limited liability company

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

Aeva Investments Group, LLC, a California limited liability company

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

**PARCEL 1:**

**PARCEL 2 OF PARCEL MAP DP 19-0495 FOR EAST VALLEY VIEW, LLC RECORDED JANUARY 7, 2022 AS DOCUMENT NO. 2022-979499 OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PARCEL MAP DP 19-0495 FOR EAST VALLEY VIEW, LLC RECORDED JANUARY 7, 2022 AS DOCUMENT NO. 2022-979499 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA.**

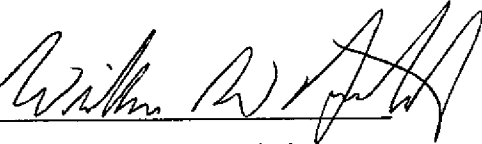
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

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.

East Valley View, LLC, a Nevada limited liability company

By: The Quails Nest Trust, 1999, dated July 28, 1999 and The C & R DeCarlo 1993 Trust, dated July 22, 1993

By: 

Name: William W. Nichols

Title: Managing Member / Trustee


By: 

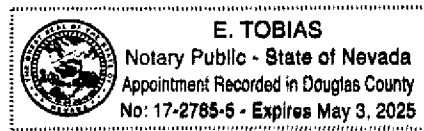
Name: Ricky Paul DeCarlo

Title: Managing Member / Trustee

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

This instrument was acknowledged before me on 3.25.22 by **William W. Nichols and Ricky Paul DeCarlo, Managing Members / Trustees.**

  
Notary Public  
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2646893.

East Valley View, LLC, a Nevada limited liability company

By: The Quails Nest Trust, 1999, dated July 28, 1999 and The C & R DeCarlo 1993 Trust, dated July 22, 1993

By: \_\_\_\_\_

Name: William W. Nichols

Title: Managing Member / Trustee

By: \_\_\_\_\_

Name: Ricky Paul DeCarlo

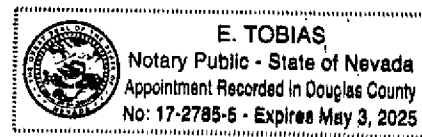
Title: Managing Member / Trustee

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

This instrument was acknowledged before me on 3.28.22 by William W. Nichols and Ricky Paul DeCarlo, Managing Members/ Trustees.

[Signature]  
Notary Public

(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2646893.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-601-015
- 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: \$330,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$330,000.00
- d) Real Property Transfer Tax Due \$1,287.00

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]

Capacity: Agent

Signature: \_\_\_\_\_

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

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

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

Print Name: East Valley View LLC

Print Name: LLC

Address: 220 Sheridan Creek Ct.

Address: 4133 Cedar Ave

City: Gardnerville

City: S Lake Tahoe

State: NV Zip: 89460

State: CA Zip: 96150

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

Print Name: First American Title Insurance Company

File Number: 143-2646893 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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