

A.P.N.: 1319-30-716-004
File No: 143-2648758 (et)
R.P.T.T.: \$1,482.00

DOUGLAS COUNTY, NV
RPTT:\$1482.00 Rec:\$40.00
\$1,522.00 Pgs=3
03/31/2022 08:23 AM
2022-983179
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
428D Quaking Aspen Realty LLC
1709 Buckthorn Ct
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Mary McLaren, an unmarried woman

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

428D Quaking Aspen Realty LLC, a Nevada limited liability company

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

PARCEL 1:

UNIT D, AS SET FORTH ON THE CONDOMINIUM MAP LOT 120 TAHOE VILLAGE UNIT NO. 1 AMENDED, FILED FOR RECORD MARCH 5, 1981, BOOK 381, PAGE 548, DOCUMENT NO. 54105, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 2:

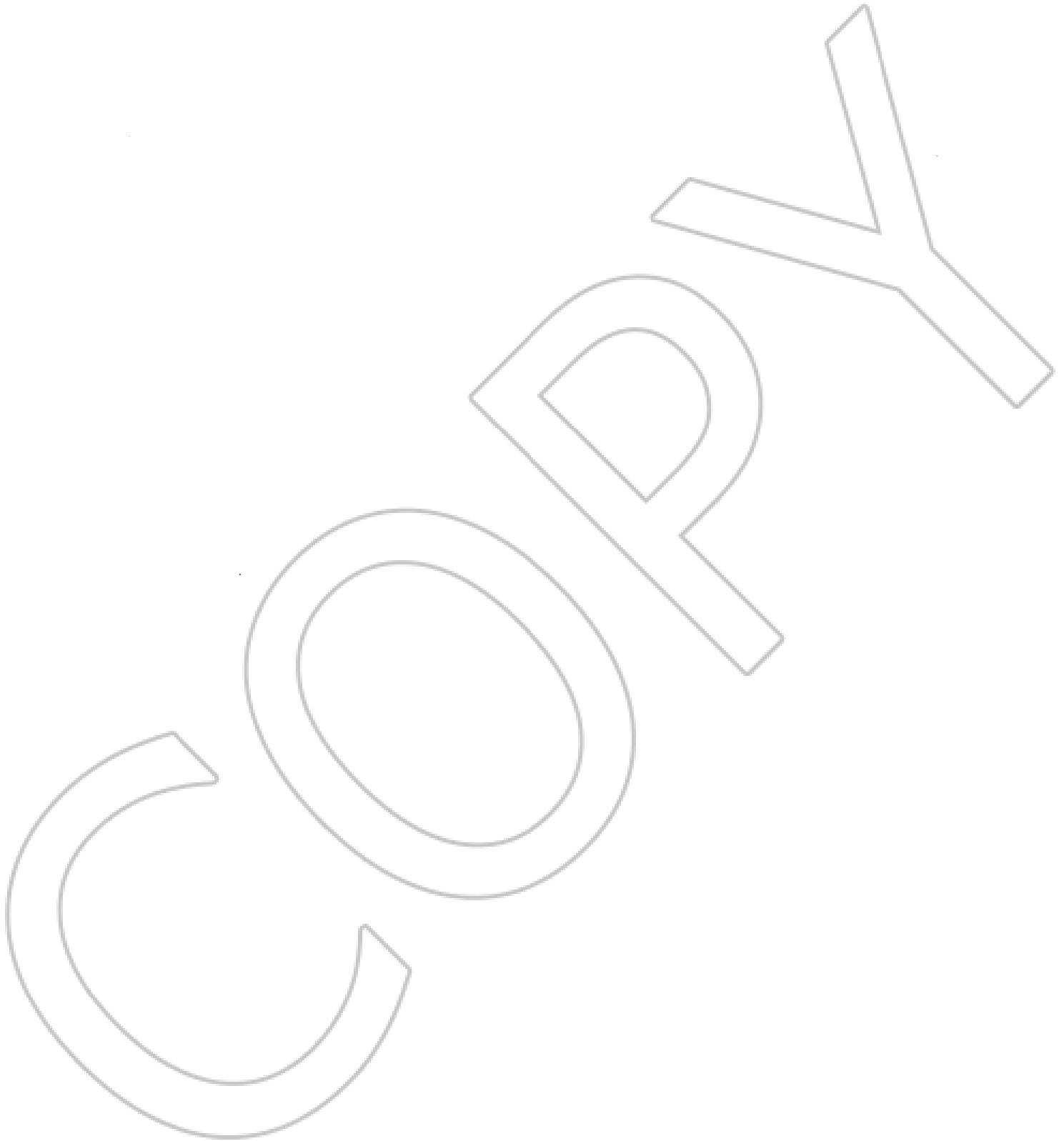
TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE CONDOMINIUM MAP LOT 120 TAHOE VILLAGE UNIT NO. 1 AMENDED, FILED FOR RECORD MARCH 5, 1981, BOOK 381, PAGE 548, DOCUMENT NO. 54105, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-716-004
- 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: \$380,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$380,000.00
- d) Real Property Transfer Tax Due \$1,482.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Mary McLaren

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Mary McLaren

Print Name: Holly Farnsworth and Devin Farnsworth

Address: 1813 Sonoma Ave

Address: 1709 Buckhorn Ct.

City: Berkeley

City: Minden

State: CA Zip: 94707

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2648758 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)