

DOUGLAS COUNTY, NV **2022-983242**
RPTT:\$1696.50 Rec:\$40.00
\$1,736.50 Pgs=3 **04/01/2022 09:43 AM**
TOIYABE TITLE
KAREN ELLISON, RECORDER

APN: 1220-22-310-023

RPTT: \$1,696.50

Escrow No. 2213973

When Recorded Return to:

Jonathan Szendrey and Molly Cuthbertson

**701 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 Jonathan Szendrey and Molly Cuthbertson, husband and wife as joint tenants

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. 2213973
Page Two.

Witness my hand(s) this 30th 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 30th day of March, 2022 by Brett Nelson as Manager for Arrow Canyon, LLC, a Nevada limited liability company.***

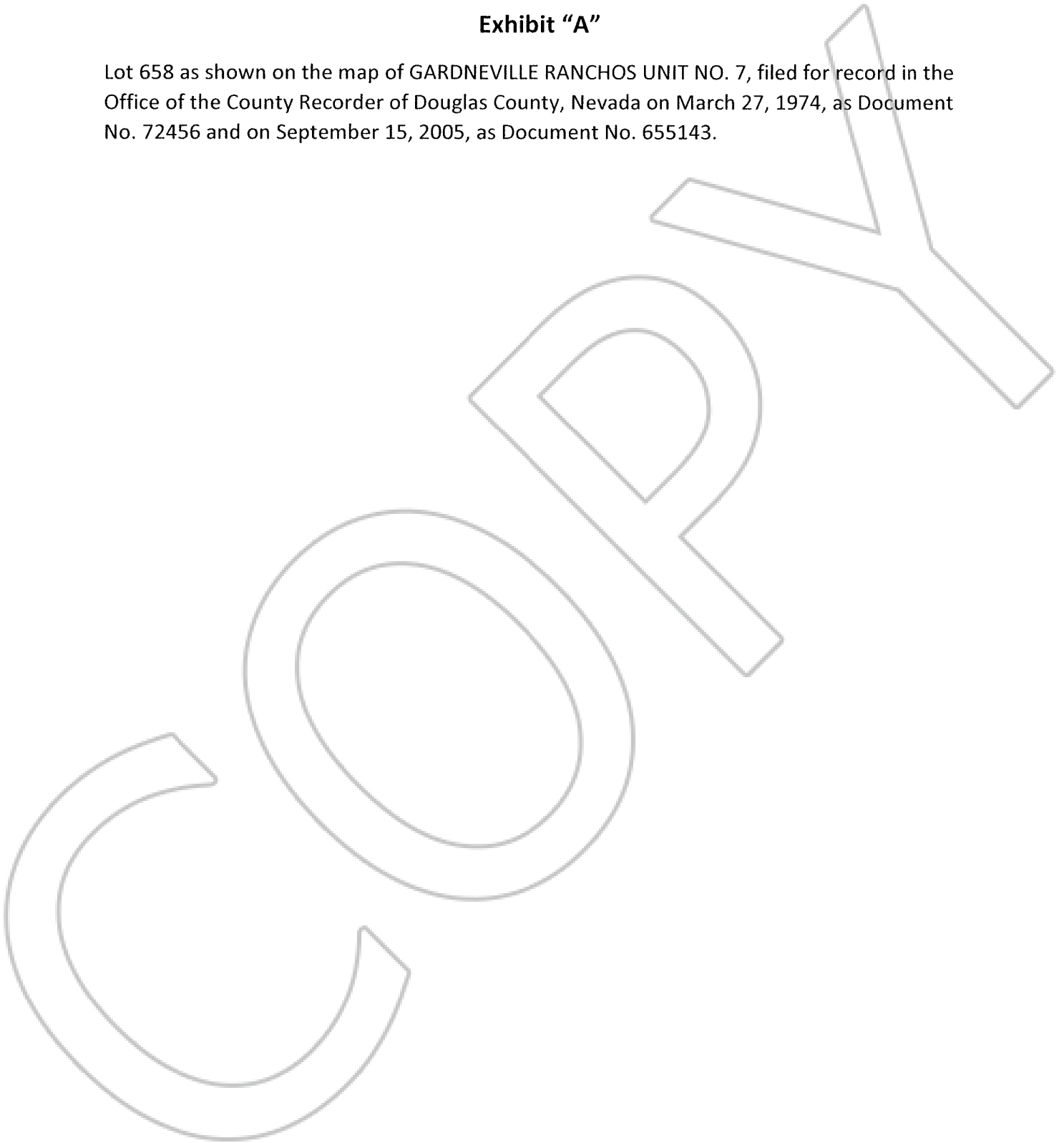


NOTARY PUBLIC



Exhibit "A"

Lot 658 as shown on the map of GARDNEVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456 and on September 15, 2005, as Document No. 655143.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-310-023
 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	\$434,900.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$434,900.00
d. Real Property Transfer Tax Due	\$1,696.50

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: *[Signature]* Capacity: Grantor
 Signature: *[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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jonathan Szendrey and Molly Cuthbertson
 Address: 701 Bowles Lane
 City: Gardnerville
 State: Nevada

Zip: 89509

Zip: 89460

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

Print Name: Toiyabe Title File Number: 2213973
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509