

DOUGLAS COUNTY, NV **2022-985752**  
RPTT:\$2827.50 Rec:\$40.00  
\$2,867.50 Pgs=2 **05/31/2022 04:12 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1419-26-311-011
<b>R.P.T.T.</b>	\$2,827.50
<b>File No.:</b>	1539793 sa
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Colleen M. Robinson, Trustee of the Colleen M. Robinson Living Trust dated August 21, 2015, and any amendments thereto	
P.O. Box 243	
Genoa, NV 89411	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Meadow Estates LLC, a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Colleen M. Robinson, Trustee of the Colleen M. Robinson Living Trust dated August 21, 2015, and any amendments thereto**, 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:

Lot 11 as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 14, 2021, as File No. 2021-965462, Official Records.

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: 5-19-2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Mountain Meadow Estates LLC, a Nevada Limited Liability Company

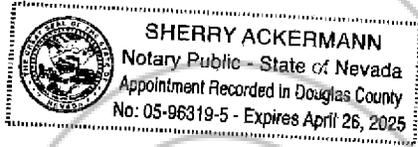
*Brandon Hill*  
By: Brandon Hill, Manager

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 19 day of May, 2022  
By: Brandon Hill as Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company

Signature: *Sherry Ackermann*  
Notary Public

Sherry Ackermann  
My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-26-311-011  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 725,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 725,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,827.50

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 SJA    Capacity                      Grantor ESCROW  
 Signature \_\_\_\_\_    Capacity                      Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mountain Meadow Estates LLC, a Nevada Limited Liability Company  
 Address: 1625 US Hwy 88 Ste 102  
 City: Minden  
 State: NV    Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Colleen M. Robinson, Trustee of the Colleen M. Robinson Living Trust dated August 21, 2015, and any amendments thereto  
 Address: P.O. Box 243  
 City: Genoa  
 State: NV    Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company    Escrow # 1539793 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV    Zip: 89410