

DOUGLAS COUNTY, NV **2022-985858**  
RPTT:\$1384.50 Rec:\$40.00  
\$1,424.50 Pgs=2 **06/03/2022 08:42 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1320-29-111-057
<b>R.P.T.T.</b>	\$1,384.50
<b>File No.:</b>	1706175
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> <i>Same as below</i>	
<b>When Recorded Mail To:</b>	
RAHB Properties Series 1, LLC	
1674 N. Virginia St., 13173	
Reno, NV 89507	

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That **Nancy O'Hara Ficco, Successor Trustee of the Rosemarie Ficco Trust, dated December 1, 2000 (who erroneously acquired title as The Rosemarie Ficco Trust, dated December 1, 2000)** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RAHB Properties Series 1, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 1:

Unit 340, as shown on the Final Map No. 1008-7A for WINHAVEN, Unit NO. 7, PHASE A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as Document No. 374950.

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, 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: June 2, 2022

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

Rosemarie Ficco Trust dated December 1, 2000

By *Nancy O'Hara Ficco*  
Nancy O'Hara Ficco, Successor Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 2nd day of June, 2022  
By: Nancy O'Hara Ficco as Successor Trustee of the Rosemarie  
Ficco Trust, dated December 1, 2000

Signature: *Karen Stage*  
Notary Public

My Commission Expires: 01/20/2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-111-057  
 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                      \$ 355,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 355,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,384.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 agent for Grantor  
 Signature  Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rosemarie Ficco Trust, dated  
December 1, 2000  
 Address: 853 Marion Way  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: RAHB Properties Series 1, LLC  
 Address: 1674 N. Virginia St., 13173  
 City: Reno  
 State: NV Zip: 89507

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1706175  
 Address: 5470 Kietzke Ln., Suite 230  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED