

DOUGLAS COUNTY, NV **2022-986291**
RPTT:\$2784.60 Rec:\$40.00
\$2,824.60 Pgs=4 **06/14/2022 01:17 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Randy Dias
P.O. Box 135
Smith, NV 89430

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2202111-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

SIGNED IN COUNTERPART

APN No.: 1220-11-001-025
R.P.T.T. \$2,784.60

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Creative Homes Investment Group LLC, A Nevada Limited Liability Company, as to an undivided 50% interest and Creative Design Group, a Nevada Corporation, as to an undivided 50% interest as tenants in common

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Randy Arnold Dias, an unmarried man

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

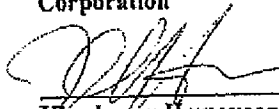
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Creative Homes Investment Group
LLC, A Nevada Limited Liability
Company


Francisco Navarro Delgado, Manager

Creative Design Group, a Nevada
Corporation



Khashayar Homayoon, President

STATE OF NEVADA
COUNTY OF DOUGLAS

Washoe

} ss:

This instrument was acknowledged before me on June 6, 2022
by Creative Homes Investment Group LLC, A Nevada Limited Liability Company and Creative Design Group, a Nevada Corporation - Khashayar Homayoon


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02202111.

 TYLER MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
Not 16-0876-2 - Expires September 23, 2024

STATE OF NEVADA
COUNTY OF WASHOE

} SS:

This instrument was acknowledged before me on 6.13.22, by

Francisco Navarro Delgado

Janine Norvick
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain name of document dated date of document under escrow No. 2202111-RLT.



Escrow No. 2202111-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

A portion of the SE ¼ of the NE ¼ Section 11, T. 12 N., R. 20 E., M. D. B. & M., described as follows:

Commencing at the ¼ corner common the sections 11 and 12, T. 12 N., R. 20 E., M. D. B. & M., as said ¼ corner is shown on the map of Pine Nut Subdivision Unit No. 1, filed for record in the office of the Douglas County Recorder June 11, 1963, as File No. 22783, thence N. 89°51'30" W. along the centerline of said section 11, 545.00 feet to the true point of beginning said true point of beginning being the Southwest corner of the parcel described in the contract of sale recorded March 28, 1973, in Book 373, Page 758, Official Records, thence N. 0°08'00" E. along the West line of the aforesaid parcel 345.00 feet; thence N. 89°51'30" W. 196.37 feet; thence S. 0°29'04" W. 345.00 feet more or less to the centerline of section 11; thence S. 89°51'30" E. 198.48 feet along said line to the point of beginning.

PARCEL 2:

Together with an easement for ingress and egress over the parcels of the land described as parcel 2 in the deed recorded February 16, 1973, in Book 273, Page 443, File No. 64309, Official Records.

APN: 1220-11-001-025

Note: Document No. 2021-967589 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-11-001-025
 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 ONLY | |
|---------------------------------|------------|
| Book _____ | Page _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property: \$ 714,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 714,000.00
 d. Real Property Transfer Tax Due: \$ 2,784.60

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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Creative Homes Investement Group LLC, A Nevada Limited Liability Company and Creative Design Group, A Nevada Corporation
 Address: 239 Linden St
 City: Reno
 State: NV Zip: 89502

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Randy Arnold Dias
 Address: P.O. Box 135
 City: Smith
 State: NV Zip: 89430

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202111-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED