

DOUGLAS COUNTY, NV
RPTT:\$2710.50 Rec:\$40.00
\$2,750.50 Pgs=2
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

2022-986836

06/29/2022 01:13 PM

A.P.N. No.:	1319-18-212-008
R.P.T.T.	\$2,710.50
File No.:	1734115 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
OP Development, Inc., a California corporation	
1005 Lakeside Drive	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Nicola Broughton, Successor Trustee of the Meredith L. Barnett Trust, dated February 14, 2018** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **OP Development, Inc., a California corporation**, 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 8 as shown on the Official Map of KINGSBURY ACRES NO. 3, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 5, 1965 in Book 1 of Maps as Document No. 27587.

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 17, 2022

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

The Meredith L. Barnett Trust

By: Nicola Broughton
Nicola Broughton, Successor Trustee

State of Nevada)
County of Washoe) ss

This instrument was acknowledged before me on the 20 day of June, 2022
By: Nicola Broughton

Signature: Leann Meza
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-18-212-008
 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 \$ 695,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 695,000.00
 d. Real Property Transfer Tax Due \$ 2,710.50

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 M. Bowen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nicola Broughton, Successor Trustee of the Meredith L. Barnett Trust, dated February 14, 2018
 Address: 900 South Meadows Parkway, Apartment 1213
 City: Reno
 State: NV Zip: 89521

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: OP Development, Inc., a California corporation
 Address: 1005 Lakeside Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1734115 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410