

A.P.N.: 1320-30-513-002  
File No: 143-2647141 (et)  
R.P.T.T.: \$3,461.25

When Recorded Mail To: Mail Tax Statements To:  
Garry August Bohn and Mary Patricia Bohn  
7095 Quill Drive  
Reno, NV 89506

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Custom Craft Builders, LLC a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Garry August Bohn and Mary Patricia Bohn Trustees of The Bohn Family 2013 Trust,  
dated December 18, 2013

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

**LOT 31 IN BLOCK C AS SET FORTH ON FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT LDA 16-001 & PD 02-004-2 FOR LA COSTA AT MONTE VISTA, PHASE 4, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 21, 2021, AS INSTRUMENT NO. 978755, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

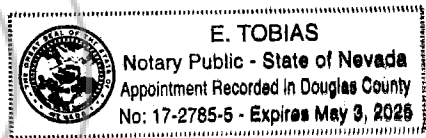
Custom Craft Builders, LLC

By: [Signature]  
Name: Kimball A. Posnien  
Title: Authorized Signor

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 7.22.2022 by **Kimball A. Posnien, Authorized Signor** .

[Signature]  
Notary Public  
(My commission expires: 5/3/25 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2647141.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-513-002  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$887,305.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$887,305.00  
 d) Real Property Transfer Tax Due \$3,461.25

4. **If Exemption 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]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Custom Craft Builders, LLC  
 Address: 440 Foothill Rd  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Garry August Bohn and  
Mary Patricia Bohn  
 Address: 7095 Quill Drive  
 City: Reno  
 State: NV Zip: 89506

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2647141 et/ et  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)