

DOUGLAS COUNTY, NV **2022-988749**
RPTT:\$5265.00 Rec:\$40.00
\$5,305.00 Pgs=2 **08/24/2022 10:47 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--------------------------------|----------------------|
| A.P.N. No.: | 1220-17-617-002 |
| R.P.T.T. | \$5,288.40 |
| File No.: | 1445125 AMG |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| David R Hansinger | |
| 921 Rainshadow Way | |
| Gardnerville, Nevada 89460 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Ridgeline Development LLC, a Nevada limited liability company

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

David R Hansinger, a married man as his sole and separate property

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

Lot 41 as set forth on the Final Map LDA 16-004 and PD 04-002-2 for RAIN SHADOW RANCH PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 17, 2018 as Document No. 2018-916804, Official Records.

*SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. [Enter Data]

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: 8/18/22

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

Ridgeline Development LLC,
a Nevada limited liability company


Sam Landis, Managing Member

STATE OF Nevada } ss

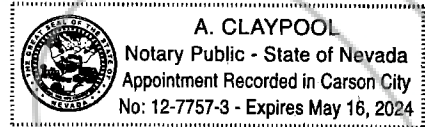
COUNTY OF Carson City }

This instrument was acknowledged before me on

August 18, 2022

By Sam Landis


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-17-617-002
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,350,000.00
 d. Real Property Transfer Tax Due \$ 5,265.00

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 A Claypool Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ridgeline Development LLC, a Nevada limited liability company
 Address: P. O. Box 21815
 City: Carson City
 State: NV Zip: 89721

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David Hansinger
 Address: 921 Rainshadow Way
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1445125 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED