

DOUGLAS COUNTY, NV

2022-989389

RPTT:\$994.50 Rec:\$40.00

\$1,034.50 Pgs=3

09/13/2022 02:19 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
FM Freedom Properties, LLC a Nevada Limited
Liability Company
P.O BOX 764
Fortuna, CA 95540

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2203704-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)

APN No.: 1320-05-001-063
R.P.T.T. \$ 877.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ray Keara Martin Properties, LLC a Nevada Limited Liability
Company


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to FM Freedom Properties, LLC a Nevada Limited Liability Company

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.

Ray Keara Martin Properties, LLC a
Nevada Limited Liability Company


Keara Huddleson, Manager

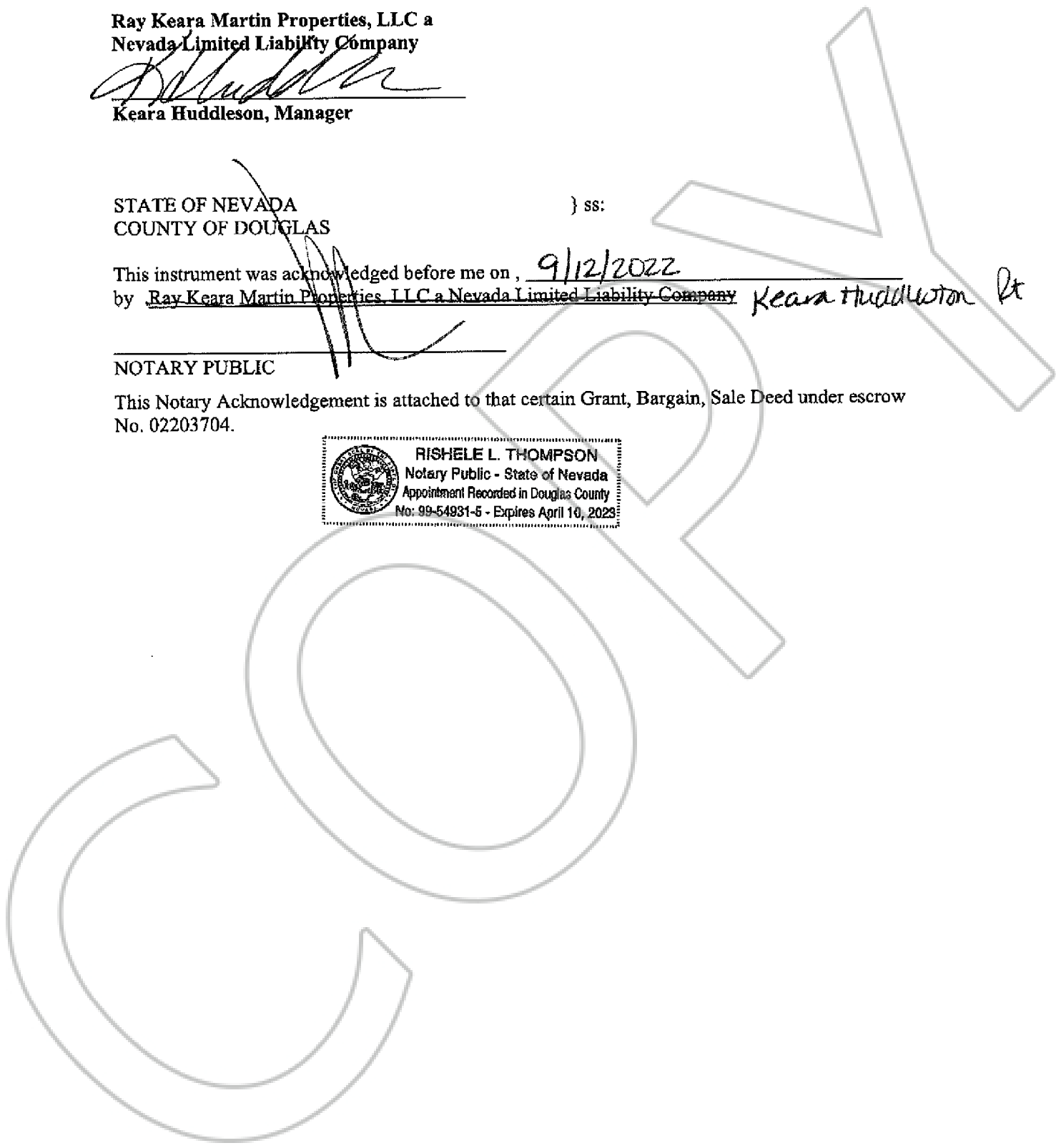
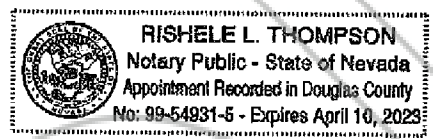
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 9/12/2022
by Ray Keara Martin Properties, LLC a Nevada Limited Liability Company *Keara Huddleson* *pt*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02203704.



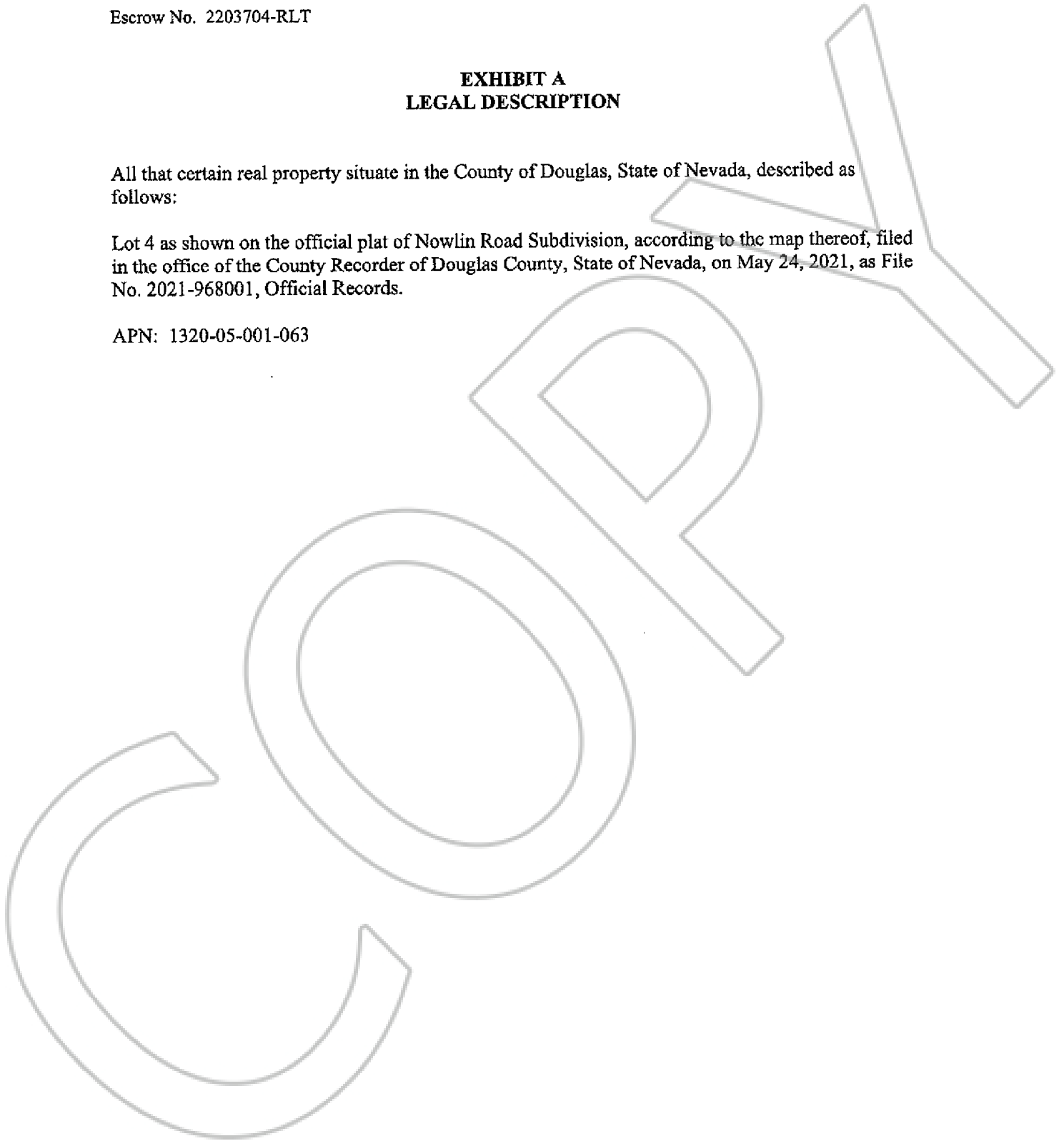
Escrow No. 2203704-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 4 as shown on the official plat of Nowlin Road Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 24, 2021, as File No. 2021-968001, Official Records.

APN: 1320-05-001-063



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-05-001-063
 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: \$ 225,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 225,000.00
 d. Real Property Transfer Tax Due: \$ 877.50

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

5. Partial Interest: Percentage being transferred: 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: Ray Keara Martin Properties, LLC a Nevada Limited Liability Company
 Address: PO Box 1269
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: FM Freedom Properties, LLC a Nevada Limited Liability Company
 Address: P.O BOX 764
 City: Fortuna
 State: CA Zip: 95540

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203704-020-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