

APN: 1320-05-002-023
R.P.T.T.: \$3,482.70
Escrow No.: 22030753-CD
When Recorded Return To:
Jaureguy 2004 Trust
1030 Sierra Drive
Turlock, CA 95380

Mail Tax Statements to:
Jaureguy 2004 Trust
1030 Sierra Drive
Turlock, CA 95380

DOUGLAS COUNTY, NV
RPTT:\$3482.70 Rec:\$40.00
\$3,522.70 Pgs=2
2022-989753
09/16/2022 03:54 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ray Keara Martin Properties, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to

John Jaureguy and Sharon Jaureguy, Trustees of Jaureguy 2004 Trust

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Lot 17, of the Map for Nowlin Road Subdivision, being a subdivision of Parcel 3 of BLA Map as Document No. 623655, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 24th, 2021, as Document No. 2021-968001.

Assessors Parcel No.: 1320-05-002-023

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

Dated this 30th day of AUGUST, 2022.

Ray Keara Martin Properties, LLC, a Nevada limited liability company

BY: [Signature]
Keara Huddleson
Manager

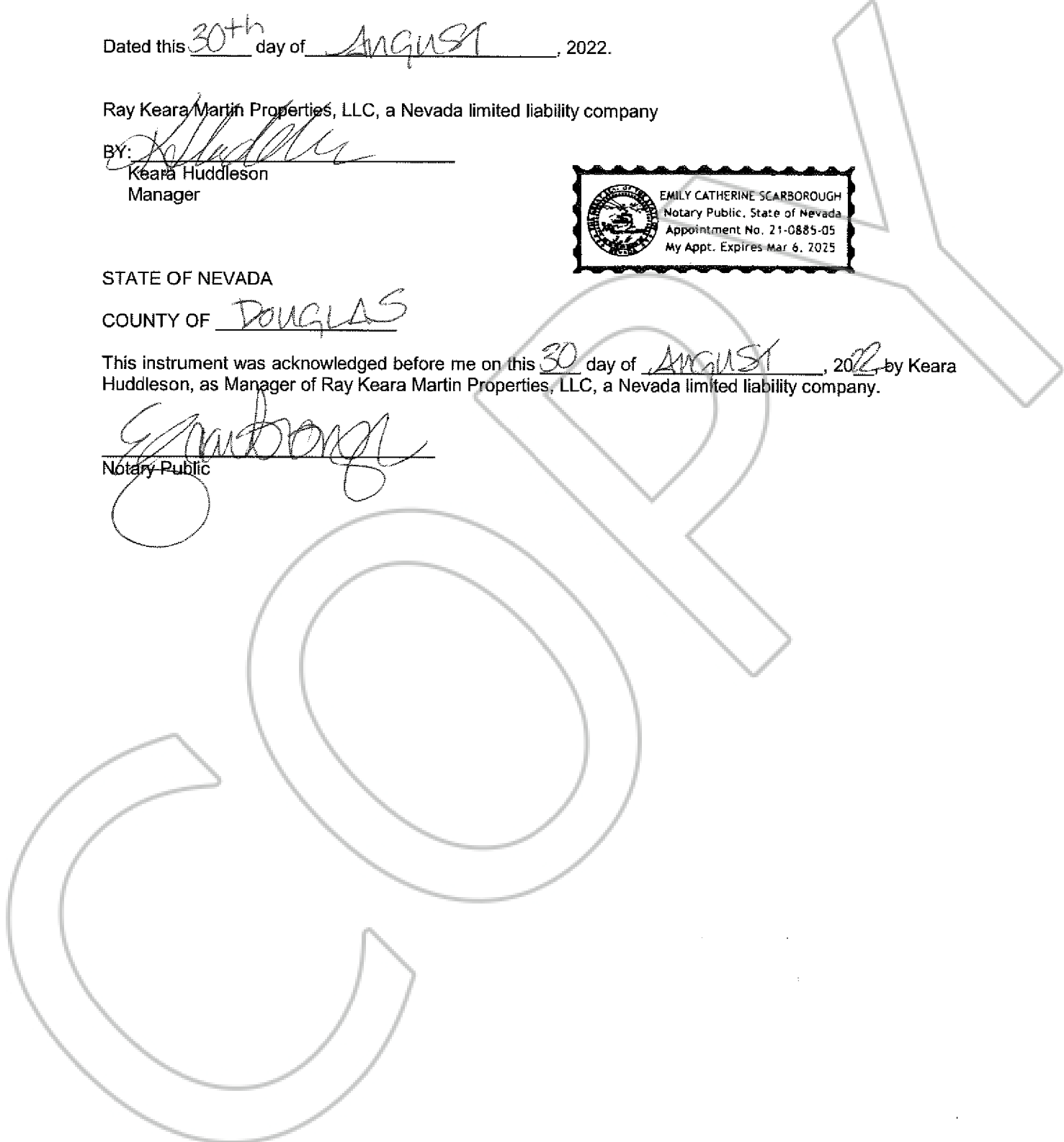


STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 30 day of AUGUST, 2022, by Keara Huddleson, as Manager of Ray Keara Martin Properties, LLC, a Nevada limited liability company.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-05-002-023
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$892,968.92
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$892,968.92
 d. Real Property Transfer Tax Due: \$3,482.70

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: _____ Capacity: Escrow Assistant
 Signature: _____ Capacity: Escrow Assistant

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ray Keara Martin Properties, LLC, a Nevada limited liability company
 Address: 2436 Nowlin Road
 City: Minden
 State: NV Zip: 89423

Print Name: John Jaureguy and Sharon Jaureguy, Trustees of Jaureguy 2004 Trust
 Address: 1030 Sierra Drive
 City: Turlock
 State: California Zip: 95380

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030753-CD-004-12
 Address: 3700 Lakeside Dr, Ste 110
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED