

DOUGLAS COUNTY, NV **2022-990916**
RPTT:\$2847.00 Rec:\$40.00
\$2,887.00 Pgs=3 10/18/2022 12:38 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1419-26-311-077
R.P.T.T.	\$2,847.00
File No.:	1783098 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
The Guthrie Family Trust dated April 17, 2012	
P.O. Box 1480	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Meadow Estates LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gail G. Scott, Trustee of The Guthrie Family Trust dated April 17, 2012,** , all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: 9-21-2020

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

Mountain Meadow Estates LLC, a Nevada limited liability company

[Handwritten Signature]
By: Brandon Hill, Manager

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 21 day of September, 2022
By: Brandon Hill as Manager of Mountain Meadow Estates LLC, a Nevada limited liability company

Signature: *[Handwritten Signature]*
Notary Public
Sherry Ackermann
My Commission Expires: 4-26-2025



EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of the recorder, Douglas County, Nevada as Document No. 965462, said point being the center of Mountain Meadow Drive;

Thence South $00^{\circ}42'02''$ East, 80.23 feet to the POINT OF BEGINNING; thence South $57^{\circ}25'08''$ East, 72.00 feet; thence South $32^{\circ}34'52''$ West, 22.00 feet; thence North $57^{\circ}25'08''$ West, 25.00 feet; thence South $32^{\circ}34'52''$ West, 6.00 feet; thence South $57^{\circ}25'08''$ East, 6.00 feet; thence South $32^{\circ}34'52''$ West, 9.00 feet; thence North $57^{\circ}25'08''$ West, 3.00 feet; thence South $32^{\circ}34'52''$ West, 1.00 feet; thence North $57^{\circ}25'08''$ West, 50.00 feet; thence North $32^{\circ}34'52''$ East, 38.00 feet to the POINT OF BEGINNING.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 2, 2021, as Document No. 2021-973466 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-077
 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 \$ 730,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 730,000.00
 d. Real Property Transfer Tax Due \$ 2,847.00

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 SA Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mountain Meadow Estates LLC, a Nevada limited liability company
 Address: 1625 US Hwy 88 Suite 102
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Guthrie Family Trust dated April 17, 2012
 Address: P.O. Box 1480
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1783098 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410