

DOUGLAS COUNTY, NV **2022-992090**
RPTT:\$2049.45 Rec:\$40.00
\$2,089.45 Pgs=2 **12/02/2022 01:00 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-05-433-002
R.P.T.T.: \$2,049.45
Escrow No.: 22026301-SUB
When Recorded Return To:
Christine D. Schuster and Raymond H.
Schuster, III
1316 Hopkins Avenue
Redwood City, CA 94062

Mail Tax Statements to:
Christine D. Schuster and Raymond H.
Schuster, III
1316 Hopkins Avenue
Redwood City, CA 94062

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JC Valley Knolls, LLC a Nevada Limited Liability Company

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

Christine D. Schuster and Raymond H. Schuster, III, wife and husband as joint tenants with right of survivorship

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

PARCEL 1:

Unit 2, of Building 23 of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

PARCEL 2:

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

PARCEL 3:

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

Assessors Parcel No.: 1420-05-433-002

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

Dated this 28th day of November, 2022.

JC Valley Knolls, LLC a Nevada Limited Liability Company

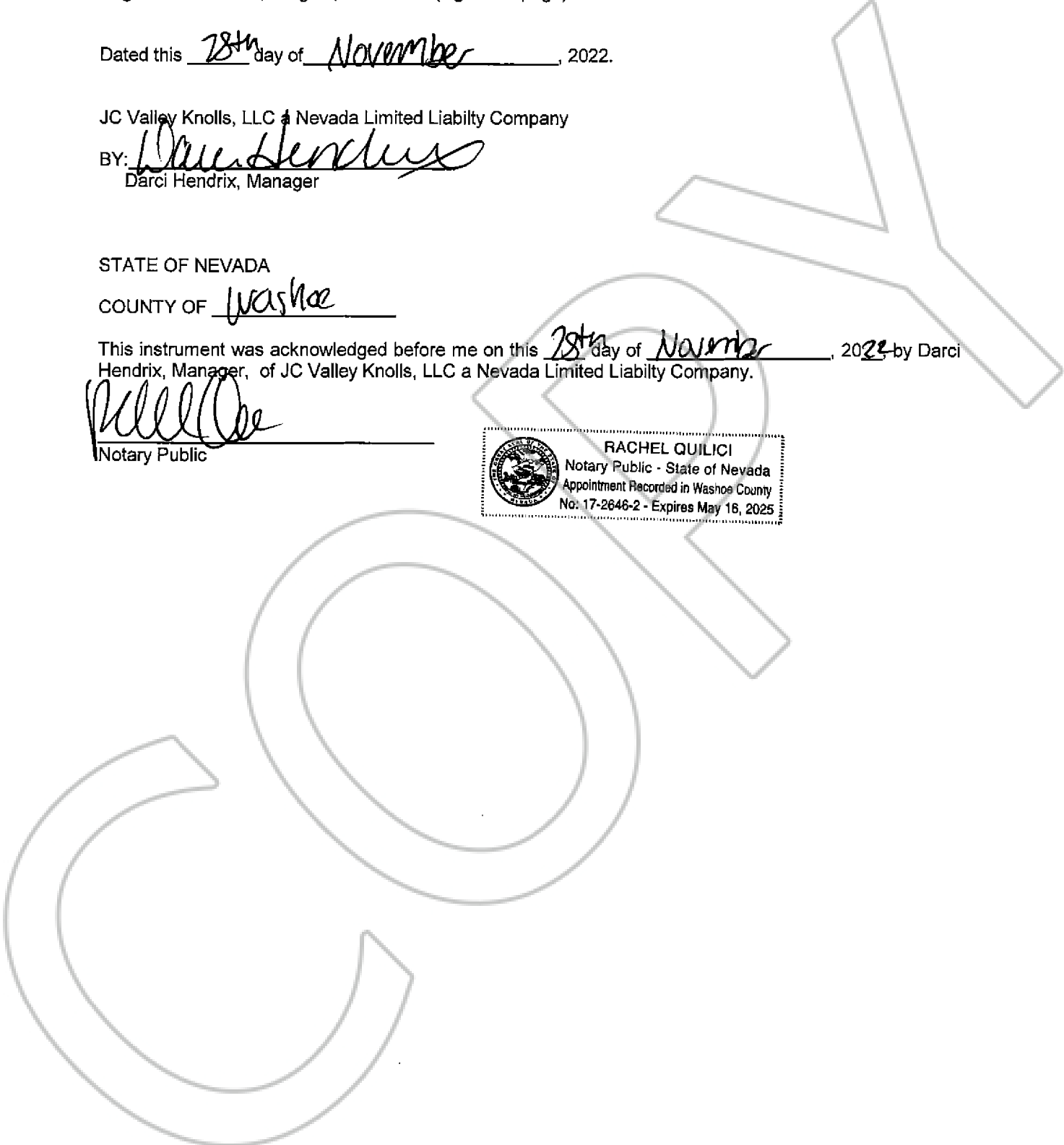
BY: *Darci Hendrix*
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 28th day of November, 2022 by Darci Hendrix, Manager, of JC Valley Knolls, LLC a Nevada Limited Liability Company.

Rachel Quilici
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-433-002
 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: \$525,305.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$525,305.00
 d. Real Property Transfer Tax Due: \$2,049.45

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: * *Dana Kundie* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

| | |
|---|---|
| Print Name: <u>JC Valley Knolls, LLC a Nevada Limited Liability Company</u> | Print Name: <u>Christine D. Schuster and Raymond H. Schuster, III</u> |
| Address: <u>5400 Equity Avenue</u> | Address: <u>1316 Hopkins Avenue</u> |
| City: <u>Reno</u> | City: <u>Redwood City</u> |
| State: <u>NV</u> Zip: <u>89502</u> | State: <u>California</u> Zip: <u>94062</u> |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22026301-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED