

DOUGLAS COUNTY, NV

2022-992647

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

12/22/2022 09:59 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E03

APN No.: 1420-05-443-016

Escrow No.: 22026356-SUB

Recording Requested By:
First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100
Reno, NV 89519

When Recorded Return to:
Melanie A. Roesner and Matthew S. Roesner
16 Zenith Court
Carson City, NV 89706

Mail Tax Statements to:
Melanie A. Roesner and Matthew S. Roesner
16 Zenith Court
Carson City, NV 89706

SPACE ABOVE FOR RECORDERS USE

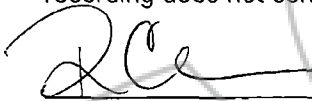
GRANT, BARGAIN, SALE DEED

(Title of Document)

Re-record GBS recorded on 12/22/2022, as Document No. 2022-992633 to include the vesting for the Grantee to read: Melanie A. Roesner and Matthew S. Roesner, wife and husband as community property with right of survivorship

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)



SIGNATURE

Title Assistant

TITLE

Roseanne Cusumano
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

DOUGLAS COUNTY, NV **2022-992633**
RPTT:\$3527.55 Rec:\$40.00
\$3,567.55 Pgs=3 12/22/2022 08:45 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-05-443-016
R.P.T.T.: \$3,527.55
Escrow No.: 22026356-SUB
When Recorded Return To:
Melanie A. Roesner and Matthew S.
Roesner
16 Zenith Court
Carson City, NV 89705

Mail Tax Statements to:
Melanie A. Roesner and Matthew S.
Roesner
16 Zenith Court
Carson City, NV 89705

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

Melanie A. Roesner and Matthew S. Roesner, wife and husband as community property with right of survivorship
all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

Lot 151, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Assessors Parcel No.: 1420-05-443-016

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

Dated this 13th day of December, 2022.

JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company

BY: [Signature]
Dara Hendrix, Manager of JC Valley Knolls LLC

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 13th day of December, 2022 by of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public

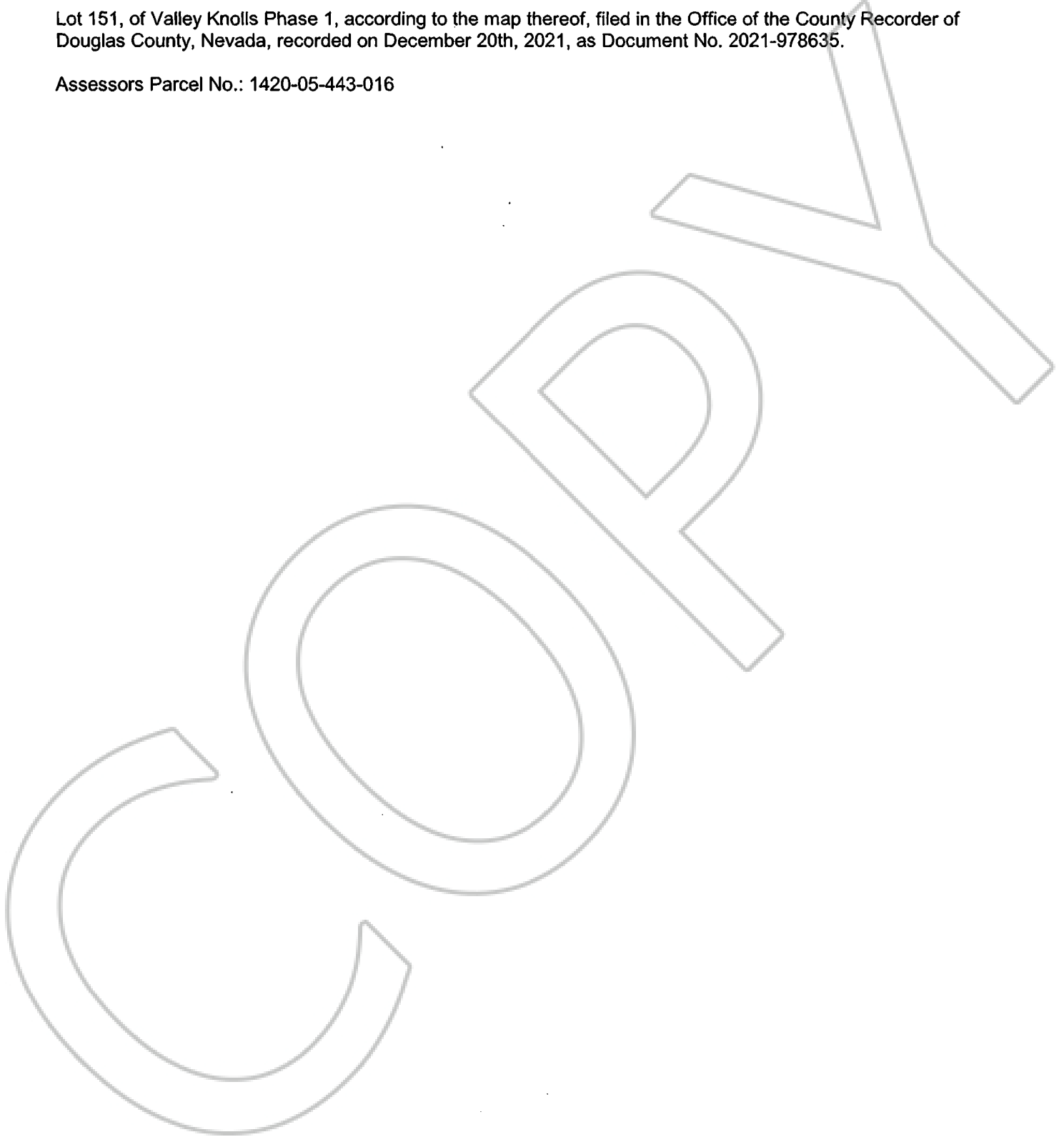


File No.: 22026356-SUB

EXHIBIT A

Lot 151, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Assessors Parcel No.: 1420-05-443-016



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-443-016
 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: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Re-Recording GBS 12/22/2022, as Document No. 2022-992633 to include the vesting for the Greantee to read: Melanie A. Roesner and Matthew S. Roesner, wife and husband as community property with right of survivorship
 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: [Signature] Capacity: Agent
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company
 Address: 16 Zenith Court
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Melanie A. Roesner and Matthew S. Roesner
 Address: 16 Zenith Court
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 22026356-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519