

Assessor's Parcel No: 1318-23-314-010

Order No.: 2132016316/22032392-CT

The Grantors declare:
Documentary Transfer Tax is \$273.00

When Recorded Mail To:
(Tax Statements Same)
Darren Iba
11601 Camino Del Tierra
Lakeside, CA 92040

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Mark Melnicoe and Debra Herman (who acquired title as Debra Melnicoe), husband and wife

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Darren Iba, a married man, as his sole and separate property

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

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

WITNESS my hand this 21st day of December, 2022.

* Mark Melnicoe
Mark Melnicoe

* Debra Herman
Debra Herman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On 12/21/2022, before me, B. Higginsbotham, a notary public, personally appeared Mark Melnicoe and Debra Herman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Higginsbotham
Name: B. Higginsbotham
(typed or printed)



(Seal)

EXHIBIT "A"

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Unit 2, set forth on that map entitled Condominium Map LAKE VILLAGE PROFESSIONAL BUILDING, recorded June 1, 1979 in Book 679, of Official Records at page 83, as Document No. 33068, Douglas County, Nevada.

PARCEL 2:

Together with an undivided interest in the common area as set forth and defined and clarified by that certain Judgment Quieting Title, recorded August 13, 2009, in Book 809, page 3118, as Document No. 748877, Official Records of Douglas County, Nevada.

Assessor's Parcel Number: 1318-23-314-010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1318-23-314-010

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
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$70,000.00
Transfer Tax Value:	\$70,000.00
Real Property Transfer Tax Due:	\$273.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 disallowance of any claimed exception, 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: Mark Melnicoe Capacity GRANTOR

* Signature: Debra Hanson Capacity GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Mark Melnicoe, et al

Address: 11540 Bear Valley Ct.

City: Gold River

State: CA Zip: 95670

Print Name: Darren Iba

Address: 11601 Camino Del Tierra

City: Lakeside

State: CA Zip: 92040

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132016316/22032392-CT

Address: 2482 Lake Tahoe Blvd.

City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)