

DOUGLAS COUNTY, NV
RPTT:\$395.85 Rec:\$40.00
\$435.85 Pgs=3

2022-992673
12/22/2022 03:23 PM

TOIYABE TITLE
KAREN ELLISON, RECORDER

APN: 1022-16-001-022

RPTT: \$395.85

Escrow No. 2214349

When Recorded Return to:

Caleb Associates, LLC, a Nevada limited liability company

**8745 Technology Way Suite F
Reno, NV 89521**

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Majuba, LLC, a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Caleb Associates, LLC, a Nevada limited liability company

All that real property situated in the City of Wellington, County of Douglas, State of Nevada, 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.


Signature continued on Page 2.

This instrument is being recorded as an "Accommodation Only" by Toiyabe Title and has not been examined as to its validity, execution or its effect upon title, if any.

Grant, Bargain, Sale Deed cont'd.
Escrow No. 2214349
Page Two.

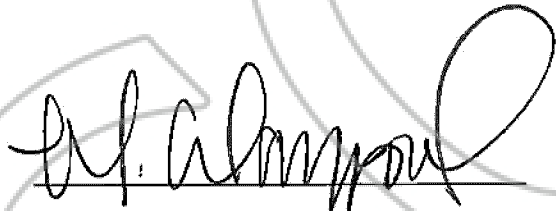
Witness my hand(s) this 20 day of December, 2022.

Majuba, LLC, a Nevada limited liability company


By: Brett Nelson
Its Manager

STATE OF Nevada
COUNTY OF Washoe

This instrument was acknowledged before me on this 20 day of December, 2022 by Brett Nelson as Manager for Majuba, LLC, a Nevada limited liability company.***


NOTARY PUBLIC

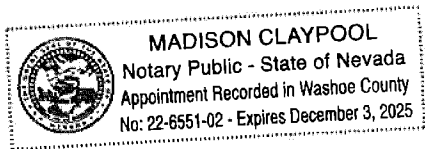
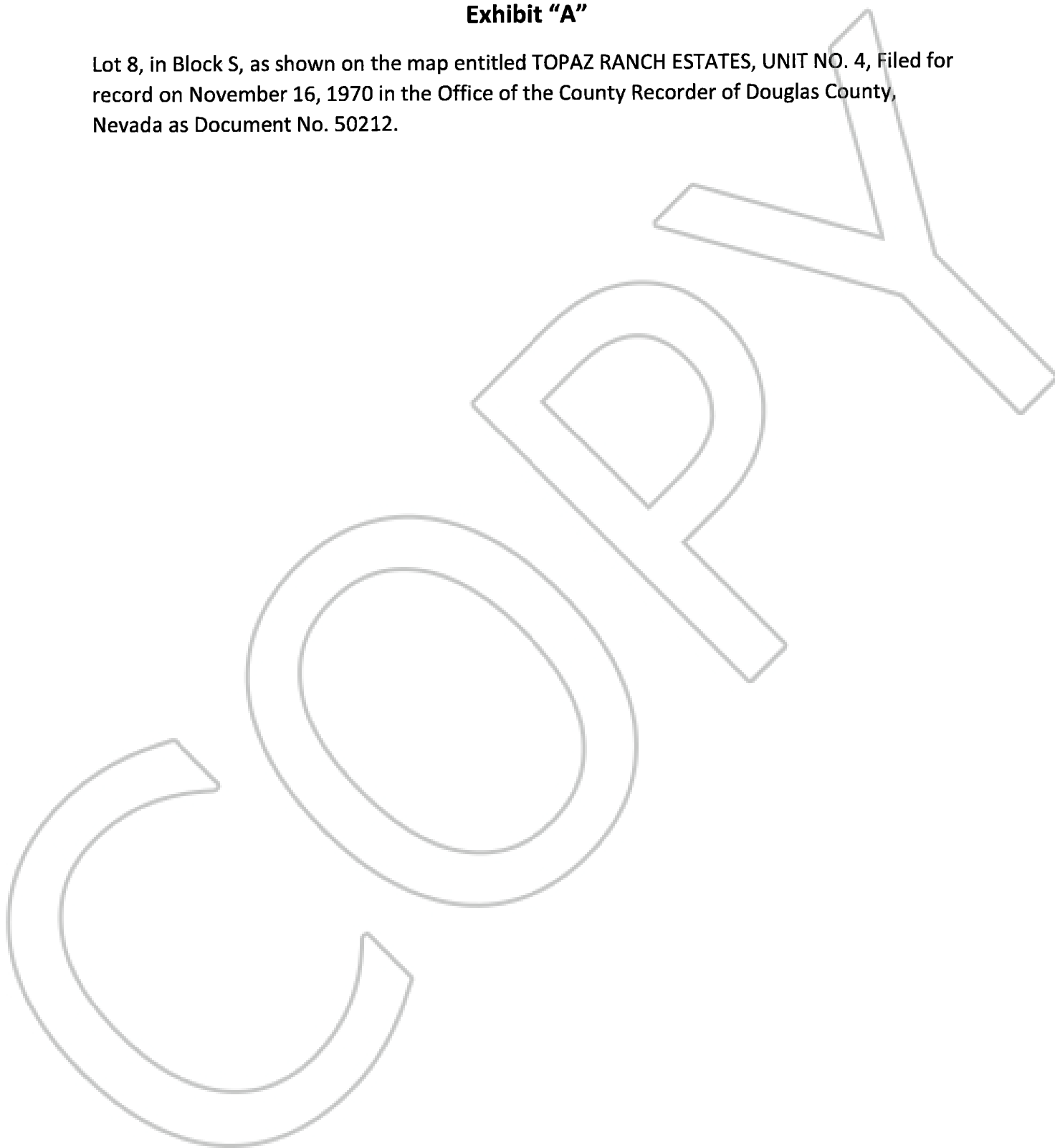


Exhibit "A"

Lot 8, in Block S, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, Filed for record on November 16, 1970 in the Office of the County Recorder of Douglas County, Nevada as Document No. 50212.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-16-001-022
 b.
 c.
 d.

2. Type of Property
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 – 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input type="checkbox"/> Agricultural | h. <input checked="" type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$101,140.74
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$101,140.74
d. Real Property Transfer Tax Due	\$395.85

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 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 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: *[Handwritten Signature]* Capacity: Grantor / Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Majuba, LLC, a Nevada limited liability company

Address: 6770 S McCarran Blvd
 City: Reno
 State: Nevada Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Caleb Associates, LLC, a Nevada limited liability company

Address: 8745 Technology Way Suite F
 City: Reno
 State: Nevada Zip: 89521

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

Print Name: Toiyabe Title File Number: 2214349

Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)