

DOUGLAS COUNTY, NV **2023-1000057**
RPTT:\$15210.00 Rec:\$40.00
\$15,250.00 Pgs=2 **08/31/2023 08:36 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1318-16-810-022
R.P.T.T.: \$15,210.00
Escrow No.: 23036731-DR
When Recorded Return To:
John Truax and Maria Truax
6767 SW Winding Way
Corvallis, OR 97333

Mail Tax Statements to:
John Truax and Maria Truax
6767 SW Winding Way
Corvallis, OR 97333

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lazer Inc., a Nevada Limited Liability Company , who acquired title as Lazer Inc., a Nevada limited liability company

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

John Truax and Maria Truax, husband and wife, as joint tenants with right of survivorship

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

Lot 58, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 5th, 1927, as Document 001, and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002, and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

Reference is made to Record of Survey recorded March 12, 2020 as Document No. 943408, Official Records.

Assessors Parcel No.: 1318-16-810-022

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

Dated this 25 day of AUGUST, 2023.

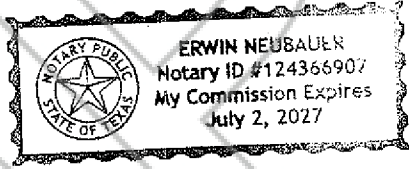
Lazer Inc., a Nevada Corporation

BY: [Signature]
Leonard Werbin, President

STATE OF ~~NEVADA~~ Texas
COUNTY OF Travis

This instrument was acknowledged before me on this 25 day of August, 2023, by Leonard Werbin, as President of Lazer Inc., a Nevada Corporation, who acquired title as Lazer Inc., a Nevada limited liability company.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-16-810-022
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$3,900,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$3,900,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$15,210.00</u> |

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: [Signature] Capacity: _____ Grantor _____

Signature: _____ Capacity: _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lazer Inc., a Nevada Limited Liability Company

Address: 614 Ladin Lane

City: Lakeway

State: TX Zip: 78734

Print Name: John Truax and Maria Truax

Address: 6767 SW Winding Way

City: Corvallis

State: Oregon Zip: 97333

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036731-DR

Address: 896 W Nye Ln, Ste 104

City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED