

APN: 1320-33-8810-006
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 9)



This Document Prepared By:

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SHAWNYNE GARREN, RECORDER

E09

**After Recording, Return and
Mail Tax Statements To:**

Patricia Joyce Investments LLC
1039 Amarillo Drive
Claremont, CA 91711

Send Subsequent Tax Bills To:

Patricia Joyce Investments LLC
1039 Amarillo Drive
Claremont, CA 91711
Phone: 213-500-5057

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

RYAN DUNHAM and JESSICA PERI, husband and wife, as joint tenants with right of survivorship

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

PATRICIA JOYCE INVESTMENTS, LLC, the GRANTEE,

Whose mailing address is 1039 Amarillo Drive, Claremont, CA 91711;

the following described real estate situated in the County of Douglas, State of Nevada:

LOT 56, BLOCK M, AS SET FORTH IN FINAL SUBDIVISION MAP FSM-1006 FOR CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995 AT PAGE 1407, AS DOCUMENT NO. 370215 AND BY CERTIFICATE OF AMENDMENTS RECORDED MARCH 5, 1997 BOOK 0397, AT PAGE 654, AS DOCUMENT NO. 407852, AND RECORDED JULY 17, 2001, BOOK 0701, PAGE 3931, AS DOCUMENT NO. 518480.

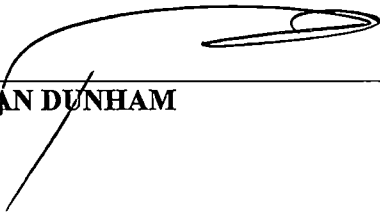
Per NRS 111.312 – The Legal Description appeared previously in Grant, Bargain and Sale Deed, recorded on 01/29/2016, as Document No. 2016-876019 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1438 N. Marion Russell Drive, Gardnerville, Nevada


SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

Dated this 7th day of June, 2023.



RYAN DUNHAM



JESSICA PERI

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 LOS ANGELES

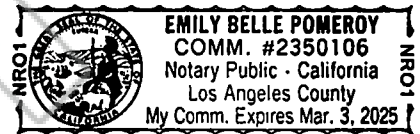
On June 7, 2023, before me, EMILY BELLE POMEROY, a Notary Public, personally appeared RYAN JOSEPH DUNHAM and JESSICA LYNN PERI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

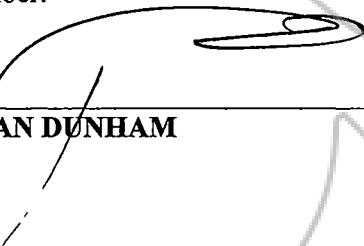


Notary Public Signature




Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.



RYAN DUNHAM



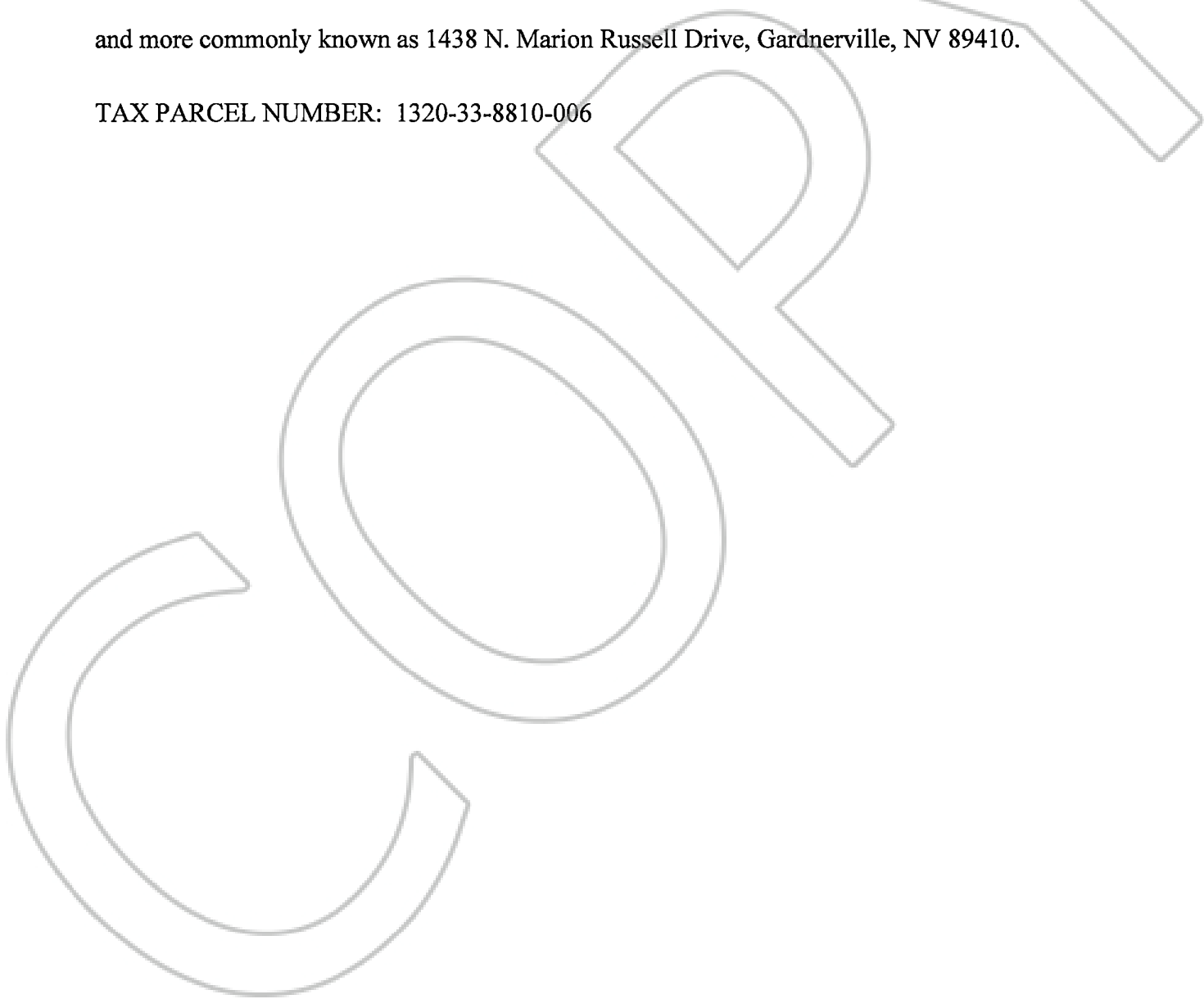
JESSICA PERI

EXHIBIT A

LOT 56, BLOCK M, AS SET FORTH IN FINAL SUBDIVISION MAP FSM-1006 FOR CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995 AT PAGE 1407, AS DOCUMENT NO. 370215 AND BY CERTIFICATE OF AMENDMENTS RECORDED MARCH 5, 1997 BOOK 0397, AT PAGE 654, AS DOCUMENT NO. 407852, AND RECORDED JULY 17, 2001, BOOK 0701, PAGE 3931, AS DOCUMENT NO. 518480.

and more commonly known as 1438 N. Marion Russell Drive, Gardnerville, NV 89410.

TAX PARCEL NUMBER: 1320-33-8810-006



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1320-33-8810-006
- b. _____
- c. _____
- d. _____

9/14/23 - operating agcy.
OR 1 AB

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
- Other: _____

3. a. Total Value /Sales Price of Property:

b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>NO SALE</u> <u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 9
- b. Explain Reason for Exemption: Transfer without consideration to a corporation or other business organization if the person(s) conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: _____ Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ryan Dunham and Jessica Peri
Address: 1039 Amarillo Drive
City: Claremont
State CA Zip: 91711

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Patricia Joyce Investments LLC
Address: Same as Grantor
City: Same as Grantor
State: Same as Grantor Zip: Same as Grantor

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

KENT S. POMEROY, ESQ.
Attorney at Law
K. S. Pomeroy, Esq., CPA, MBA
204 Yale Avenue, Suite B
Claremont, California 91711