

DOUGLAS COUNTY, NV  
RPTT:\$3081.00 Rec:\$40.00  
\$3,121.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

**2023-1001025**

**09/29/2023 11:00 AM**

**WHEN RECORDED MAIL TO:**

James Hartman  
Mary Hartman  
PO Box 194  
Genoa, NV 89411

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2301846-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1320-30-718-002

R.P.T.T. \$3,081.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Monte Vista Minden LLC a Nevada limited liability company

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Hartman and Mary Hartman, Trustees, or their Successors in trust, under the Hartman Living Trust, dated December 2, 2015, and any amendments thereto

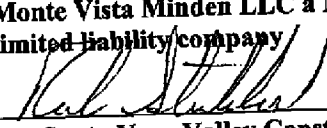
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Monte Vista Minden LLC a Nevada  
limited liability company



By: Santa Ynez Valley Construction  
Company  
Its Manager  
By: Rob Stoddard, Controller

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 9/27/2023  
by Rob Stoddard

  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02301846.

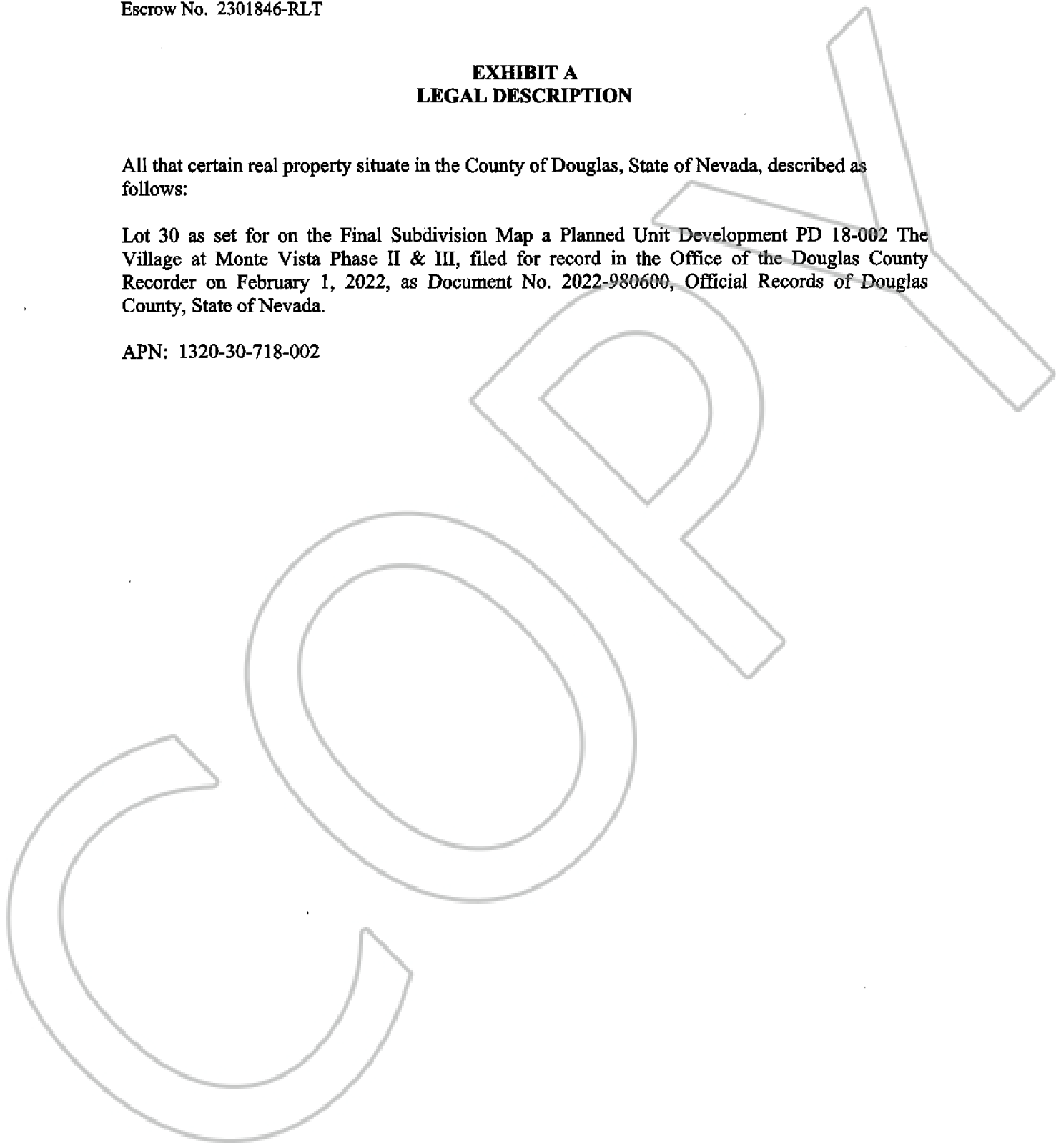
Escrow No. 2301846-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 30 as set for on the Final Subdivision Map a Planned Unit Development PD 18-002 The Village at Monte Vista Phase II & III, filed for record in the Office of the Douglas County Recorder on February 1, 2022, as Document No. 2022-980600, Official Records of Douglas County, State of Nevada.

APN: 1320-30-718-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-30-718-002  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:      \$ 790,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 790,000.00  
 d. Real Property Transfer Tax Due:      \$ 3,081.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Monte Vista Minden LLC a Nevada limited liability company

Address: PO Box 489

City: Minden

State: NV Zip: 89423

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

Print Name: James Hartman and Mary Hartman, Trustees, or their Successors in trust, under the Hartman Living Trust, dated December 2, 2015, and any amendments thereto

Address: PO Box 194

City: Genoa

State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc.

Escrow No.: 02301846-020-RLT

Address: 1483 US Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED