

APN: 1419-12-511-008

RPTT: \$1,618.50

Escrow No.: TTL-23-2037

When recorded return to:

Home Buyers Solution, LLC, a Nevada limited liability company

880 Northwood Blvd

Incline Village, NV 89451

Mail Tax Statements to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WIRNESSETH: That Elizabeth Benz-Rosenberg, as Personal Representative of the Richard Wayne Ogle Estate as Case No. 2023-PB-00044

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

All that real property situated in the City of Carson, 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 continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-23-2037
Page Two

Witness my hand(s) this 27th day of September, 2023


Elizabeth Benz-Rosenberg, Personal Representative

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me on this 27th day of September, 2023 by Elizabeth Benz-Rosenberg, as Personal Representative of the Richard Wayne Ogle Estate as Case No. 2023-PB-00044***


NOTARY PUBLIC

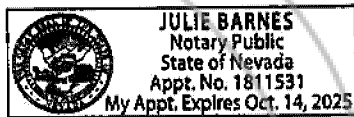
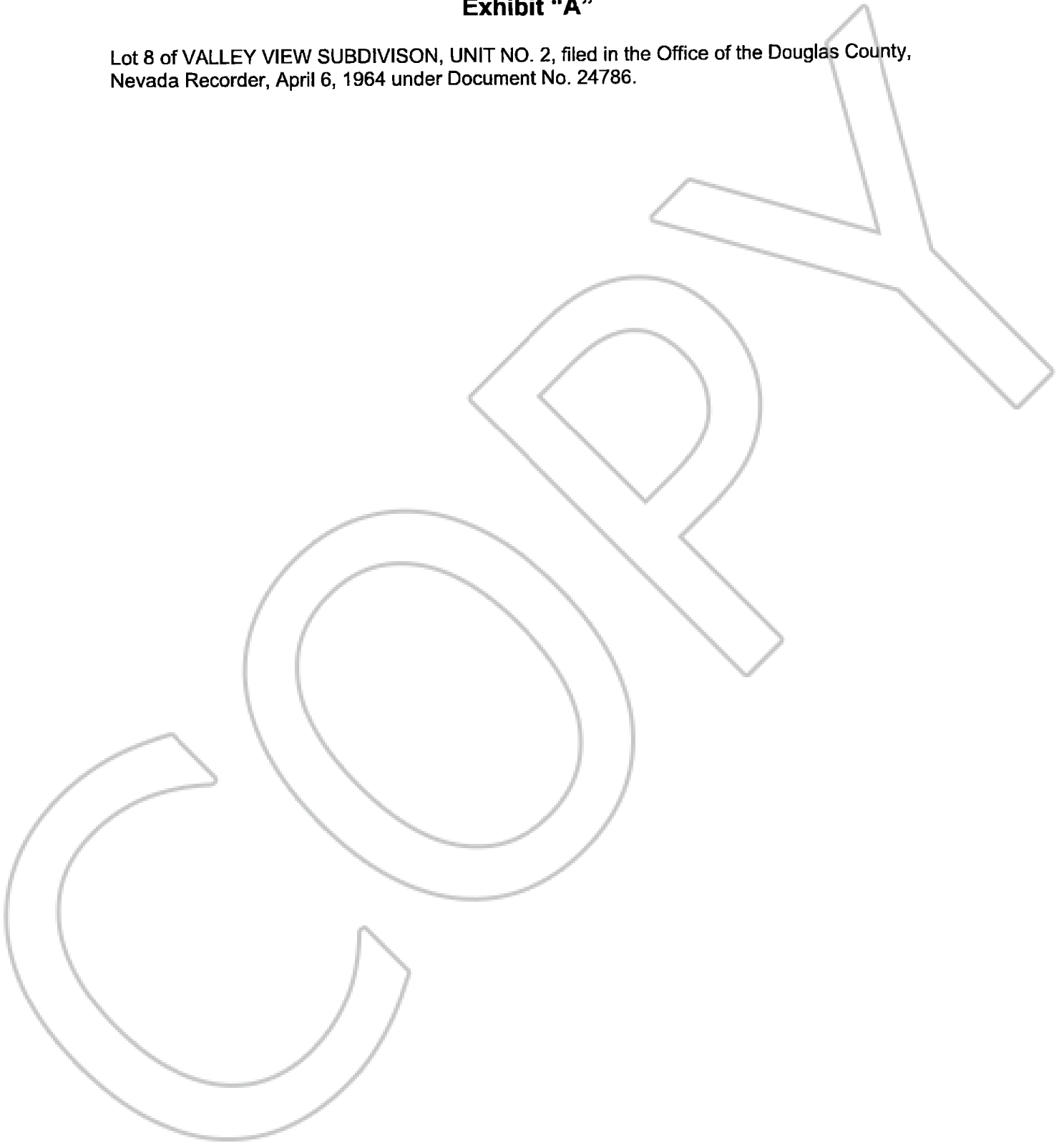


Exhibit "A"

Lot 8 of VALLEY VIEW SUBDIVISION, UNIT NO. 2, filed in the Office of the Douglas County, Nevada Recorder, April 6, 1964 under Document No. 24786.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1419-12-511-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| 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: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$415,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$415,000.00</u>
Real Property Transfer Tax Due:	<u>\$1,618.50</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: _____ %

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 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: Richard Wayne Ogle Estate
 Address: 3589 Cherokee Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Home Buyers Solution, LLC
 Address: 880 Northwood Blvd
 City: Incline Village
 State: NV Zip: 89451

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Toiyabe Title Escrow # TTL-23-2037
 Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511