DOUGLAS COUNTY, NV

RPTT:\$351.00 Rec:\$40.00

\$391.00 Pgs=2

2023-1001327

10/10/2023 03:11 PM

FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.:

1220-04-111-017

File No:

143-2668579 (et)

R.P.T.T.:

\$351.00

When Recorded Mail To: Mail Tax Statements To: Lucky Hauling and Handyman, LLC 2627 Vicky Lane Minden , NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jim Valentine aka Edwin A. Valentine III, a widower

do(es) hereby GRANT, BARGAIN and SELL to

Lucky Hauling and Handyman, LLC, a Nevada limited liability company

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

LOT 16, AS SHOWN ON THE MAP OF KINGSLANE UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 26, 1968, AS DOCUMENT NO. 43243.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Jim Valentine aka Edwin A.Valentine III

STATE OF **NEVADA** : **ss.** COUNTY OF **DOUGLAS**

This instrument was acknowledged before me on

by

Jim Valentine aka Edwin A. Valentine III.

Notary Public

(My commission expires: 573/215)

E. TOBIAS Notary Public - State of Nevada Appointment Recorded in Douglas County

No: 17-2785-5 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2668579.

STATE OF NEVADA DECLARATION OF VALUE

| a) 1220-04-111-017 b) c) d) 2. Type of Property a) Vacant Land b) Single Fam. Res. Book Page: e) Apt. Bldg. f) Comm¹ /Ind¹ Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: \$90,000.00 b) Deed in Lieu of Foreclosure Only (value of property) \$ | 1. | Assessor Parcel Number(s) | | | |
|--|------|--|--|--|--|
| b c) d) C) d) C) C) C) C) C) | a) | 1220-04-111-017 | () | | |
| 2. Type of Property a) | _ | | \ \ | | |
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| a) Vacant Land b) Single Fam. Res. Common Control Land Book Page: Date of Recording: Notes: No | d) | | \ \ | | |
| a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm*//Ind*/ g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$90,000.00 b) Deed in Lieu of Foreclosure Only (Value of property) (\$0,000.00 c) Transfer Tax Value: \$90,000.00 d) Real Property Transfer Tax Due \$351.00 4. If Exemption 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 375.03, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: Signature: Capacity: C | 2 | Type of Property | \ \ | | |
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| (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED) | 3.44 | (AS A PUBLIC RECORD THIS FORM MAY | | | |