

DOUGLAS COUNTY, NV **2023-1001395**
RPTT:\$10140.00 Rec:\$40.00
\$10,180.00 Pgs=3 **10/12/2023 02:09 PM**
TICOR TITLE - RENO (COMMERCIAL)
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
GRNATEE
13209 Harbor Drive
Waterford, CA 95386

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2302880-CD

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.: 1320-33-401-005

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$10,140.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Douglas Court Apartments, 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

Acosta Farm Properties, L.P., a California limited partnership

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.

THIS SPACE INTENTIONALLY LEFT BLANK
Signature and notary acknowledgement on page two.

Escrow No. 2302880-CD
APN No.: 1320-33-401-005

Douglas Court Apartments, LLC, a Nevada
limited liability company

By: Jeffrey C. Lawrence
Jeffrey C. Lawrence, Manager

By: Mary K. Lawrence
Mary K. Lawrence, Manager

STATE OF Nevada)
COUNTY OF Douglas) SS:

This instrument was acknowledged before me on Oct 11, 2023,

by Jeffrey C. Lawrence and Mary K. Lawrence.

Shawna Kennedy
NOTARY PUBLIC

SHAWNA KENNEDY
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-6642-12 - Expires December 1, 2025

This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under
Escrow No. 02302880.

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

A portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East M.D.B.&M. lying in the Town of Gardnerville, County of Douglas, State of Nevada, situated on Douglas Avenue, said property being a piece of ground approximately one hundred sixty-six (166) feet in length on its northerly side, approximately one hundred ninety-eight (198) feet in length on its westerly side, approximately one hundred eighty-five (185) feet in length on its southerly side, and approximately two hundred (200) feet in length on its Douglas Avenue side, formerly commonly known as 720 Douglas Avenue.

EXCEPT a piece of ground approximately seventy-five (75) feet by sixty-four (64) feet in size situated on Douglas Avenue, being that parcel excepted from the hereinabove contained description of real property transferred from Martha Graunke to Martha Graunke and Florence Heitman, formerly commonly known as 722 Douglas Avenue.

PARCEL 2:

A portion of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M. lying in the Town of Gardnerville, County, of Douglas, State of Nevada, said property being a piece of ground approximately seventy-five (75) feet by sixty-four (64) feet in size situated on Douglas Avenue, being that parcel excepted from the hereinabove contained description of real property transferred from Martha Graunke to Martha Graunke and Florence Heitman, formerly commonly known as 722 Douglas Avenue.

APN: 1320-33-401-005

Document No. 595949 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-401-005
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 2,600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 2,600,000.00
 d. Real Property Transfer Tax Due: \$ 10,140.00

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

5. Partial Interest: Percentage being transferred: _____ %

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 PAGE ATTACHED HERETO Capacity Grantor
 Signature SIGNATURE PAGE ATTACHED HERETO Capacity Grantee

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

Print Name: Douglas Court Apartments, LLC, a Nevada limited liability company
 Address: P.O. Box 908
Gardnerville, CA 89410
 City, State, Zip Code

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

Print Name: Acosta Farm Properties, L.P., a California limited partnership
 Address: 13209 Harbor Drive
Waterford, CA 95386
 City, State, Zip Code

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

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302880-005-CD
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Escrow #: 02302880-CD
APN #: 1320-33-401-005

SIGNATURE PAGE AFFIXED TO THAT CERTAIN DECLARATION OF VALUE UNDER ESCROW NO.
02302880

GRANTOR(S):

**Douglas Court Apartments, LLC, a Nevada
limited liability company**

By: _____
Jeffrey C. Lawrence, Manager

By: _____
Mary K. Lawrence, Manager

GRANTEE(S):

**Acosta Farm Properties, L.P.,
a California limited partnership**

By: Acosta Enterprises, LLC,
a California limited liability company
By: _____
Simon Acosta, Jr., Manager