

DOUGLAS COUNTY, NV **2023-1001756**
RPTT:\$2681.25 Rec:\$40.00
\$2,721.25 Pgs=2 **10/25/2023 02:06 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1319-18-310-004
R.P.T.T.	\$2,681.25
File No.:	2133304 ASK
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Home Buyers' Solution, LLC	
880 Northwood Blvd.	
Incline Village, NV 89451	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gregory D. Girardo, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Home Buyers' Solution, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 45 as shown on the Amended Map of KINGSBURY VILLAGE SUBDIVISION UNIT NO. 1, filled in the office of the County Recorder of Douglas County, Nevada, July 10, 1963, Document No. 22952.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Sept. 15, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

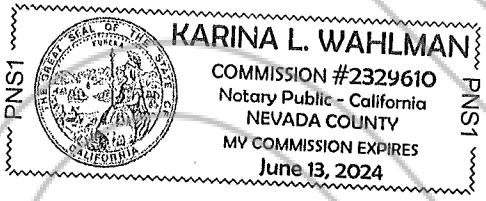
Gregory David Girardo
Gregory David Girardo

State of California)
County of Nevada) ss

This instrument was acknowledged before me on the 15th day of September, 2023
By: Gregory David Girardo

Signature: Karina L. Wahlman
Notary Public

My Commission Expires: June 13, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-18-310-004
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 687,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 687,500.00
 d. Real Property Transfer Tax Due \$ 2,681.25

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 *Gregory D. Girardo* Capacity _____ Grantor _____
 Signature *Home Buyers' Solution, LLC* Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gregory D. Girardo
 Address: PO BOX 4118
 City: Stateline
 State: NV Zip: 89449

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 seller or buyer)
 Print Name: Stewart Title Company Escrow # 2133304 ASK
 Address: 3610 Mayberry Dr
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED