

DOUGLAS COUNTY, NV **2023-1001764**
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=2 **10/25/2023 03:58 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|----------------------------------|----------------------|
| A.P.N. No.: | 1220-04-111-040 |
| R.P.T.T. | \$1,365.00 |
| File No.: | 2095261 SAB |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Richard Branch and Robert Branch | |
| 1209 Kingslane Court | |
| Gardnerville, NV 89410 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Caleb Associates, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Richard Branch, an unmarried man, and Robert Branch, an unmarried man, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 104 as shown on the Official Map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82 as Document No. 43243

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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.

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

Caleb Associates, LLC, a Nevada limited liability company

By: *Kevin E. Ward*
Kevin E. Ward, Managing Member

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 20 day of October, 2023
By: Kevin E. Ward as Managing Member of Caleb Associates, LLC, a Nevada limited liability company

Signature: *[Signature]*
Notary Public

My Commission Expires: 11/5/26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-111-040
 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 \$ 350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 350,000.00
 d. Real Property Transfer Tax Due \$ 1,365.00

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 Richard Branch Capacity GRANTEE
 Signature [Signature] Capacity Agent for Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Caleb Associates, LLC, a Nevada limited liability company
 Address: 8745 Technology Way, Ste F
 City: Reno
 State: NV Zip: 89521

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Richard Branch and Robert Branch
 Address: 1209 Kingslane Court - State Fairway DR
 City: Gardnerville Bonifay
 State: NV FL Zip: 89410 32425

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2095261 SAB
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED