

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=2

2023-1001832

10/30/2023 01:31 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-042
R.P.T.T.: \$3,510.00
Escrow No.: 23037372-SA
When Recorded Return To:
Paul Park
3175 Covent Garden Drive
Reno, NV 89509

Mail Tax Statements to:
Paul Park
3175 Covent Garden Drive
Reno, NV 89509

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mountain Meadow Estates LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Paul Park, an unmarried man

all that real property situated in the City of Genoa, County of Douglas, State of Nevada, described as follows:

Lot 42, of MOUNTAIN MEADOW ESTATES, according to the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 14th of April, 2021, as Document No. 2021-965462.

APN: 1419-26-311-042

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 28 day of September, 2023.

Mountain Meadow Estates LLC

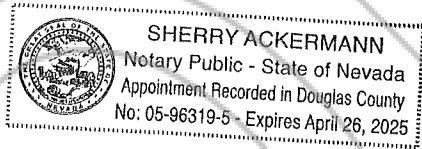
BY: [Signature]
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 28 day of September, 2023 by Brandon S. Hill, as Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-042
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$900,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$900,000.00
 d. Real Property Transfer Tax Due: \$3,510.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: SA Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mountain Meadow Estates LLC
 Address: 1625 US Hwy 88, Suite 102
 City: Minden
 State: _____ Zip: 89423

Print Name: Paul Park
 Address: 3175 Covert Garden Drive
 City: Reno
 State: Nevada Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23037372-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED