

DOUGLAS COUNTY, NV

**2023-1002215**

RPTT:\$5265.00 Rec:\$40.00

\$5,305.00 Pgs=2

**11/09/2023 09:20 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1418-34-113-014  
R.P.T.T.: \$5,265.00  
Escrow No.: 22025683-DR  
When Recorded Return To:  
Montagna PM, LLC  
P.O. Box 11578  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Montagna PM, LLC  
P.O. Box 11578  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cave Rock Junction LLC, a Nevada limited-liability company**

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

**Montagna PM, LLC, a Nevada Limited Liability Company**

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

Lot 12, of Subdivision Map entitled Merger and Resubdivision of Land PD09-003 for Cave Rock Junction, LLC., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 21st, 2014, as Document No. 851411.

Assessors Parcel No.: 1418-34-113-014

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 22025683-DR

Dated this 3 day of November, 2023.

Cave Rock Junction LLC, a Nevada limited-liability company

BY: [Signature]  
Ken Isaac, Manager

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 3 day of November, 2023, by Ken Isaac, as Manager of Cave Rock Junction LLC, a Nevada limited-liability company.

[Signature]  
Notary Public

 **JENN YANCEY**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 22-6545-02 - Expires December 20, 2025

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-34-113-014  
 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: \$1,350,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,350,000.00  
 d. Real Property Transfer Tax Due: \$5,265.00

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: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Cave Rock Junction LLC, a Nevada limited-liability company  
 Address: P.O. Box 545  
 City: Zephyr Cove  
 State: NV      Zip: 89448

Print Name: Montagna PM, LLC  
 Address: P.O. Box 11578  
 City: Zephyr Cove  
 State: Nevada      Zip: 89448

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

Print Name: First Centennial Title Company of Nevada    Esc. #: 22025683-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED