

DOUGLAS COUNTY, NV

2023-1002300

RPTT:\$3159.00 Rec:\$40.00

\$3,199.00 Pgs=2

11/13/2023 03:59 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-038
R.P.T.T.: \$3,159.00
Escrow No.: 23038010-SA
When Recorded Return To:
Kunal Khanna
22437 Walnut Circle N.
Cupertino, CA 95014

Mail Tax Statements to:
Kunal Khanna
22437 Walnut Circle N.
Cupertino, CA 95014

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

Kunal Khanna, a married man, as his sole and separate property

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

Lot 38, 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: 1419-26-311-038

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

Dated this 30 day of October, 2023.

Mountain Meadow Estates LLC


BY: *Brandon S. Hill*
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 30 day of October, 2023, by Brandon S. Hill, Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public

 SHERRY ACKERMANN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 05-96319-5 - Expires April 26, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-038
 b) _____
 c) _____
 d) _____

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

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

- | | |
|---------------------------------------------------------|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$810,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$810,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$3,159.00</u> |

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: Kunal Khanna
 Address: 22437 Walnut Circle N.
 City: Cupertino
 State: California Zip: 95014

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038010-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED