

APN: 1318-24-411-015  
R.P.T.T.: \$3,120.00  
Escrow No.: 23038316-DR  
When Recorded Return To:  
Tyler DuBusky  
452 E. Silverado Ranch Blvd #204  
Las Vegas, NV 89183

Mail Tax Statements to:  
Tyler DuBusky  
452 E. Silverado Ranch Blvd #204  
Las Vegas, NV 89183

DOUGLAS COUNTY, NV  
RPTT:\$3120.00 Rec:\$40.00  
\$3,160.00 Pgs=3  
2023-1002640  
11/27/2023 01:43 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Reno Dominik, an unmarried man**

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

**Tyler DuBusky, a single man**

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

### PARCEL 1:

Lot 15, in Block F, of Official Plat of Manzanita Heights, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 20, 1979, as Document No. 38934, and amended Map recorded October 28, 1985, as Document No. 125839.

TOGETHER WITH an undivided interest in and to Lot A (Common Area), as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, as Document No. 125839.

### PARCEL 2:

A 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records.

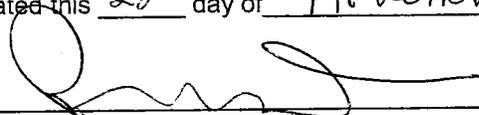
A 30 foot wide utility easement as deeded by Kenneth C. Kjer, et ux, in Document recorded October 2, 1979, in Book 1079, Page 194, Official Records.

A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in Document recorded August 28, 1979, in Book 879, Page 2107, Official Records.

Assessors Parcel No.: 1318-24-411-015

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

Dated this 22<sup>nd</sup> day of November, 2023.

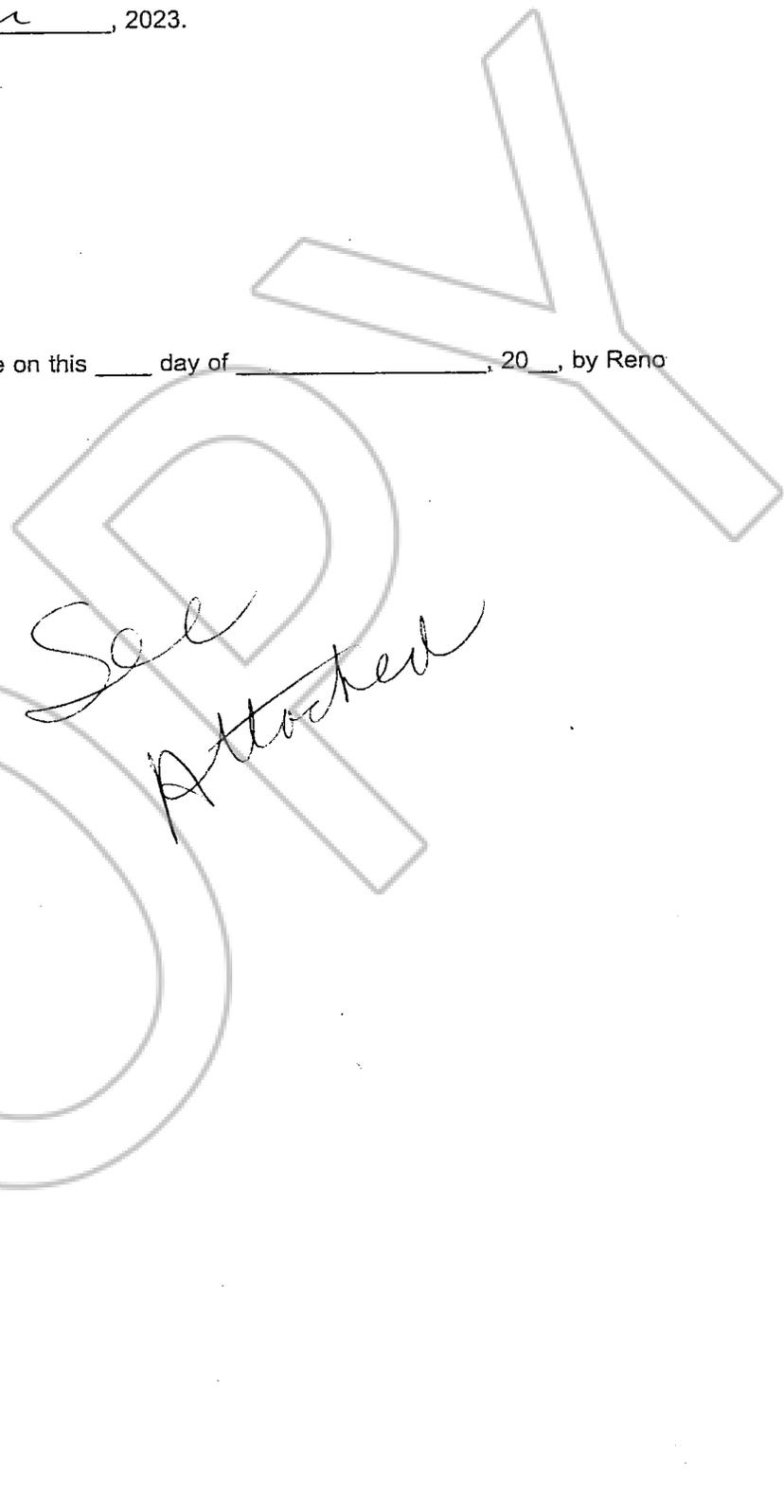
  
\_\_\_\_\_  
Reno Dominik

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Reno Dominik.

\_\_\_\_\_  
Notary Public



# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles s.s.

On 11/22/23 before me, Irene Clark, Notary Public  
Name of Notary Public, Title

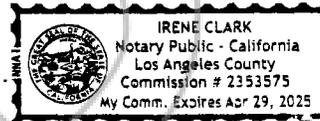
personally appeared Reno Dominik  
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Irene Clark  
Signature of Notary Public

Seal

Irene Clark

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-24-411-015  
 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: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$800,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$800,000.00  
 d. Real Property Transfer Tax Due: \$3,120.00

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: Reno Dominik  
 Address: PO Box 4266  
 City: Stateline  
 State: NV                      Zip: 89449

Print Name: Tyler DuBusky  
 Address: 452 E. Silverado Ranch Blvd #204  
 City: Las Vegas  
 State: Nevada                Zip: 89183

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038316-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