

DOUGLAS COUNTY, NV

2023-1003519

RPTT:\$3617.25 Rec:\$40.00

\$3,657.25 Pgs=3

12/29/2023 12:15 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-073
R.P.T.T.: \$3,617.25
Escrow No.: 23035753-SA
When Recorded Return To:
Chad Coons
P.O. Box 996
Genoa, NV 89411

Mail Tax Statements to:
Chad Coons
P.O. Box 996
Genoa, NV 89411

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

Chad Coons, an unmarried man

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

PARCEL 1:

Lot 73, of the Final Map of a Planned Unit Development DP 18-0201, Mountain Meadow Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 14th, 2021, as Document No. 2021-965462, and by Certificate of Amendment recorded February 17, 2022 as Document No. 2022-981344, Official Records.

PARCEL 2:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

PARCEL 3:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

APN: 1419-26-311-073

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

Dated this 11 day of December, 2023.

Mountain Meadow Estates LLC, a Nevada Limited Liability Company

BY: 
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 11 day of December, 2023, by Brandon S. Hill, as Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.


Notary Public

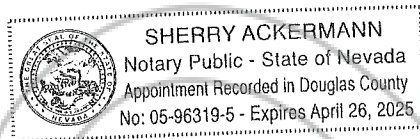


EXHIBIT A

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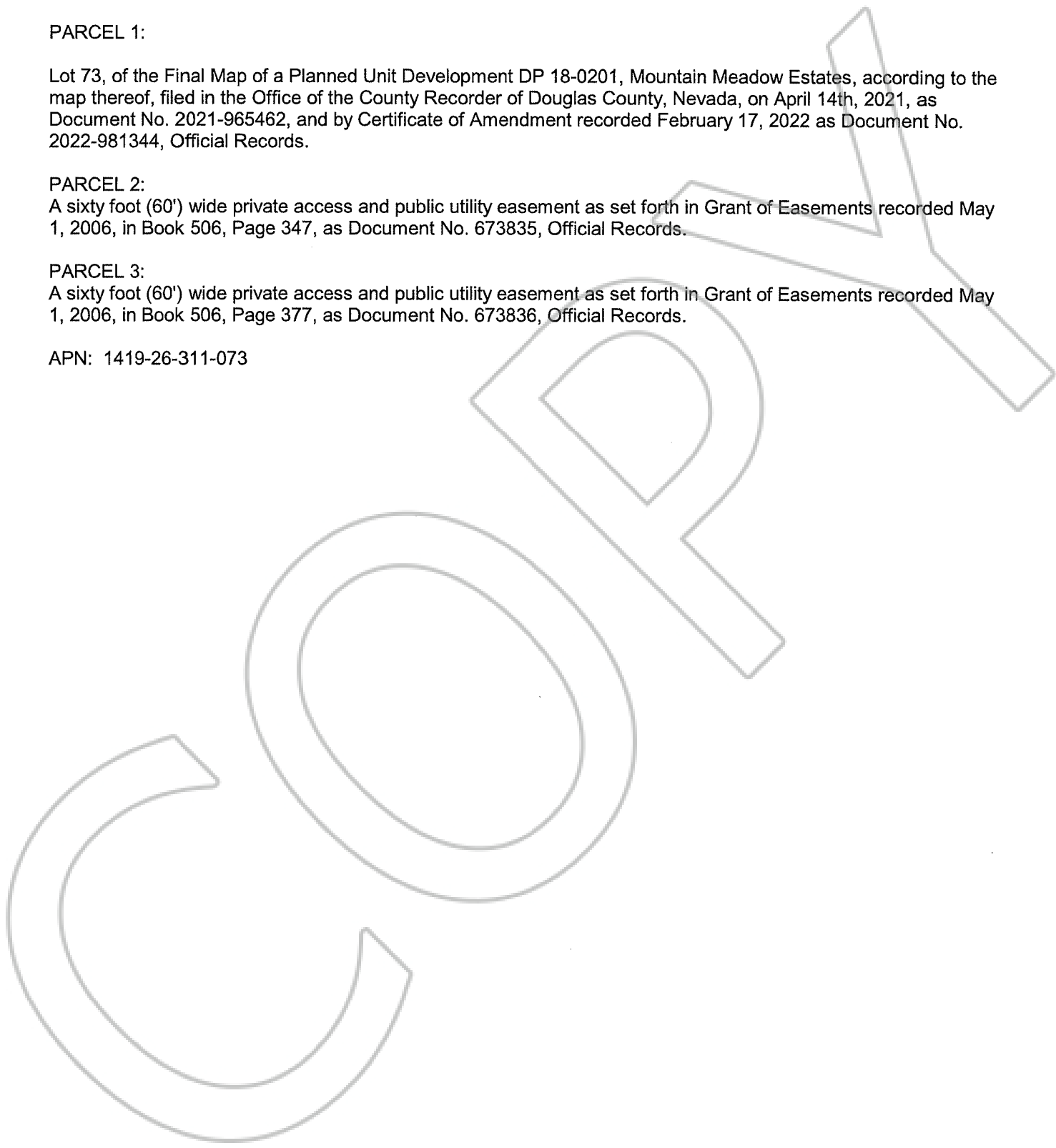
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APN: 1419-26-311-073



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-073
 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>\$927,339.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$927,339.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$3,617.25</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)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chad Coons
 Address: P.O. Box 996
 City: Genoa
 State: Nevada Zip: 89411

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035753-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED