

DOUGLAS COUNTY, NV

**2023-993737**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

**02/08/2023 11:46 AM**

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

E03

**APN: 1022-29-201-012**

**RPTT: \$0.00**

**Escrow No. 2214308**

**When Recorded Return to:**

**Guide Holdings, LTD**

**1883 Genoa Street,**

**Gardnerville, NV 89410**

**Mail Tax Statements to:**

**Grantee same as above.**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Guide Holdings, LTD, a Nevada limited liability company who acquired title as Guide Holdings, LTD

For no consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Guide Holdings, LTD, a Nevada limited liability company

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

See Exhibit "A" attached hereto and made a part hereof.


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

*Signature continued on Page 2.*

**SIGNED IN COUNTERPART**

Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2214308  
Page Two.

Witness my hand(s) this 2nd day of February, 2023.

  
Rupinder Gill

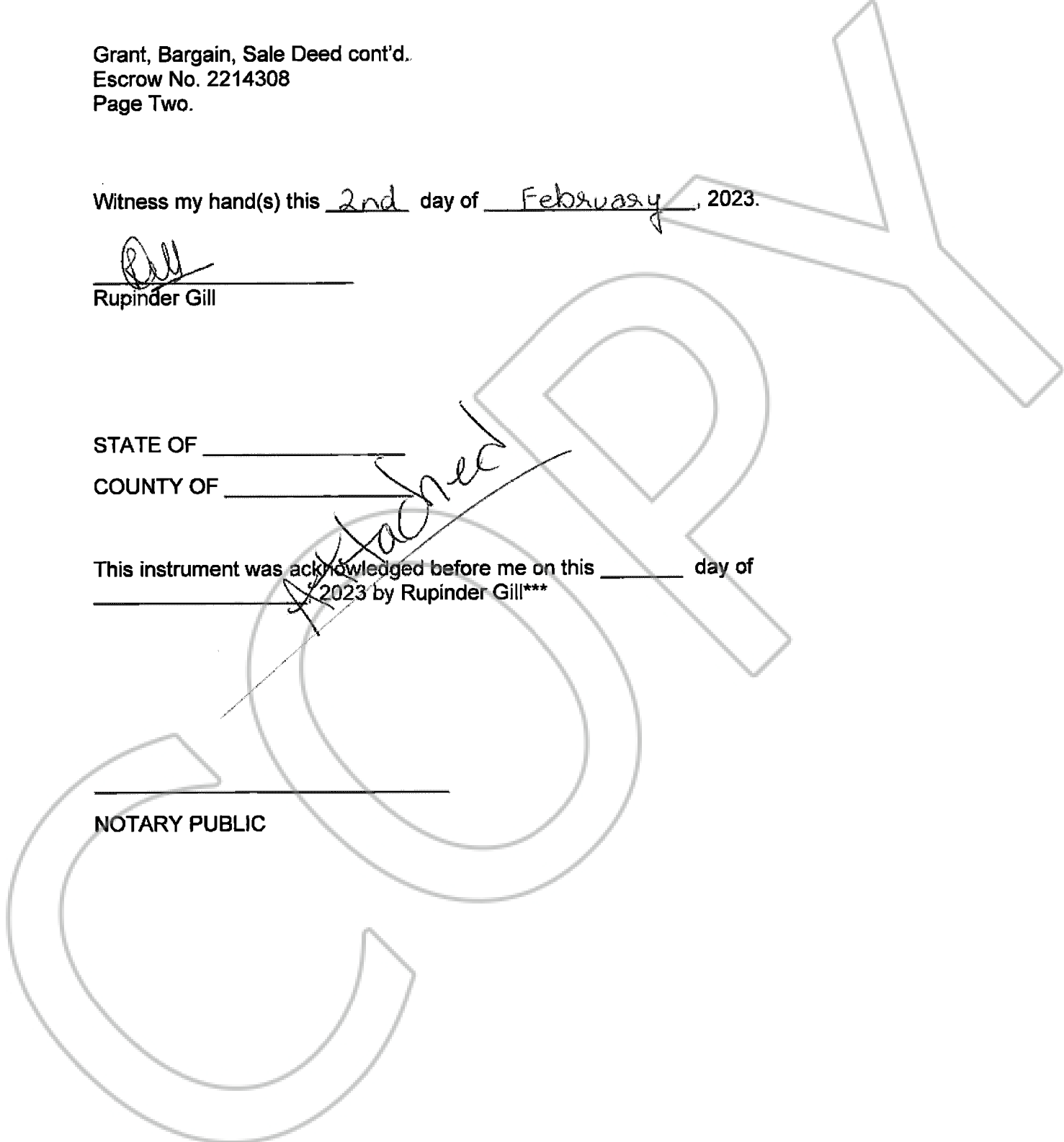
STATE OF \_\_\_\_\_

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

This instrument was acknowledged before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2023 by Rupinder Gill\*\*\*\*

\_\_\_\_\_  
NOTARY PUBLIC

*Attached*



# 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

On 2-2-23 before me, Tom Wood II, Notary Public  
(insert name and title of the officer)

personally appeared RUPINDER GILL  
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.

Signature [Signature] (Seal)




Grant, Bargain, Sale Deed cont'd.  
Escrow No. 2214308  
Page Three.

Witness my hand(s) this 6<sup>th</sup> day of FEB, 2023.

  
Navjot Gill

STATE OF CA  
COUNTY OF Sacramento

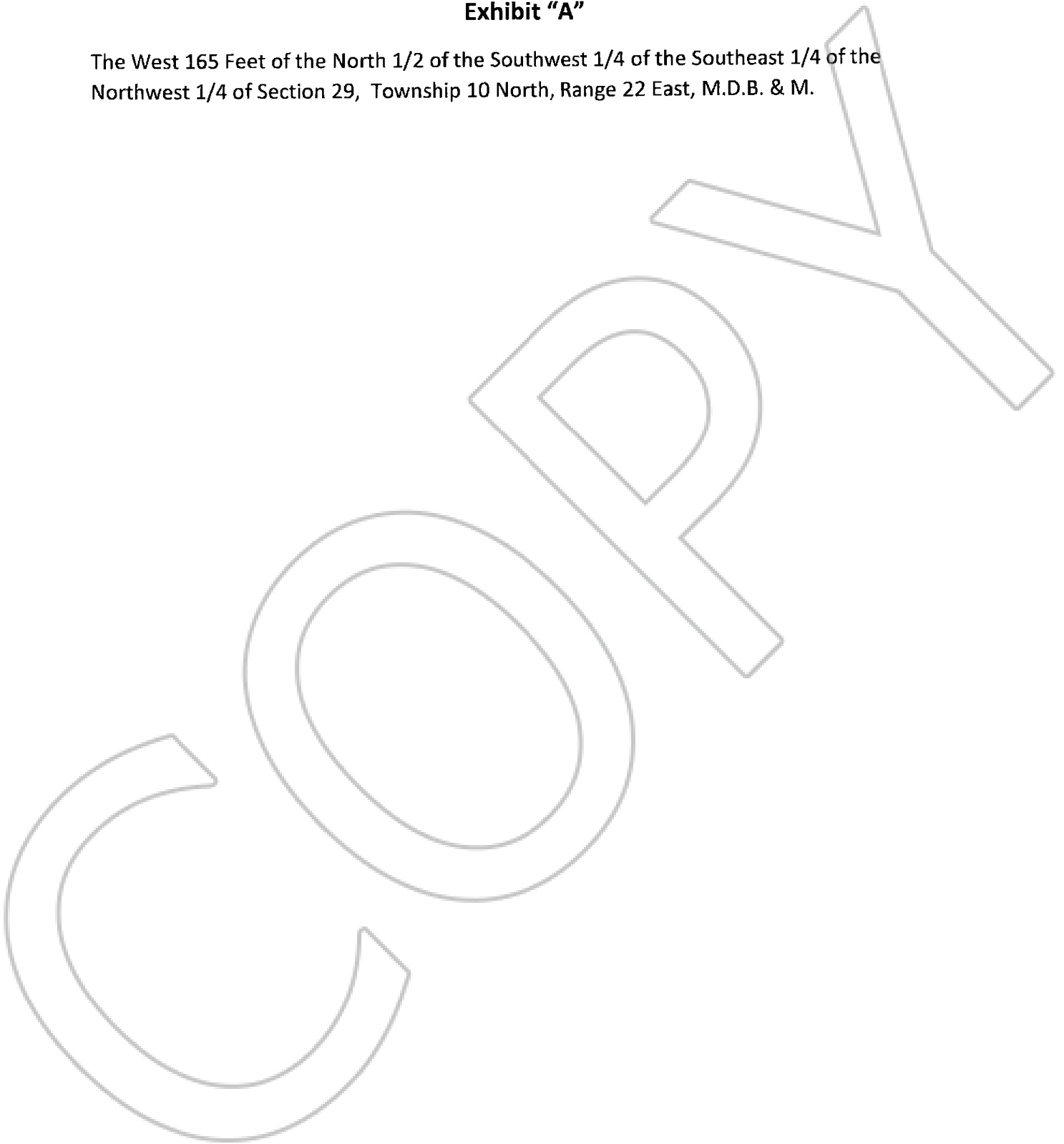
This instrument was acknowledged before me on this 6 day of Feb, 2023 by Navjot Gill\*\*\*

  
NOTARY PUBLIC



**Exhibit "A"**

The West 165 Feet of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B. & M.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1022-29-201-012  
 b.  
 c.  
 d.

2. Type of Property
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land        | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse    | d. <input type="checkbox"/> 2 – 4 Plex                         |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial              |
| g. <input type="checkbox"/> Agricultural       | h. <input type="checkbox"/> Mobile Home                        |
| i. <input type="checkbox"/> Other              |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- |   |           |
|---|-----------|
| a. Total Value/Sales Price of Property                  | \$0.00    |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$0.00 ) |
| c. Transfer Tax Value                                   | _____     |
| d. Real Property Transfer Tax Due                       | \$0.00    |

4. If Exempt Claimed:
- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: Adding "limited liability company" after LTD's name for no consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 that 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: [Handwritten Signature] Capacity: Grantor/Grantee

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Guide Holdings, LTD

Address: 1883 Genoa Street  
 City: Gardnerville  
 State: Nevada Zip: 89410

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

Print Name: Guide Holdings, LTD, a Nevada limited liability company

Address: 1883 Genoa Street  
 City: Gardnerville  
 State: Nevada Zip: 89410

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

Print Name: Toiyabe Title File Number: 2214308

Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)