

DOUGLAS COUNTY, NV **2023-994227**
RPTT:\$3609.45 Rec:\$40.00
\$3,649.45 Pgs=3 **02/24/2023 09:58 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-05-443-009
R.P.T.T.: \$3,609.45
Escrow No.: 22028713-SUB
When Recorded Return To:
Wichai Kungvanwong
359 Radiant Drive
Carson City, NV 89705

Mail Tax Statements to:
Wichai Kungvanwong
359 Radiant Drive
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company

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

Wichai Kungvanwong, a widower

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

Lot 122, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Assessors Parcel No.: 1420-05-443-009

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

Dated this 17th day of February, 2023.

JC VALLEY KNOLLS, LLC

BY: [Signature]
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 17th day of February, 2023 by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company

[Signature]
Notary Public

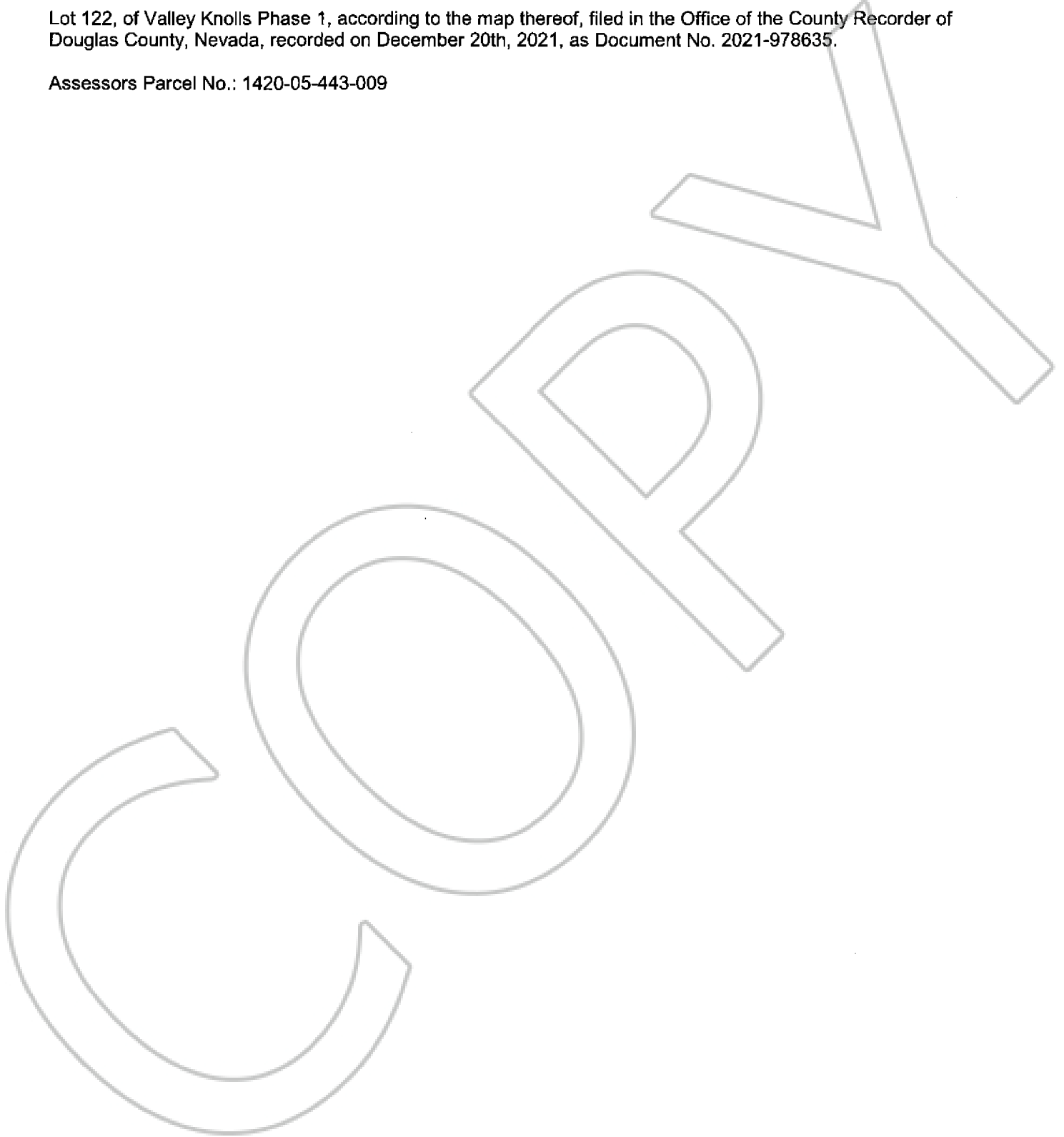
 RACHEL QUILICI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 17-2646-2 - Expires May 16, 2025

File No.: 22028713-SUB

EXHIBIT A

Lot 122, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Assessors Parcel No.: 1420-05-443-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-443-009
 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 |
| i) <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>\$925,371.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$925,371.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$3,609.45</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: *[Handwritten Signature]* Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JC VALLEY KNOLLS, LLC
 Address: 5400 Equity Ave
 City: Reno
 State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wichai Kungvanwong
 Address: 359 Radiant Drive
 City: Carson City
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22028713-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED