

DOUGLAS COUNTY, NV **2023-994343**
RPTT:\$2535.00 Rec:\$40.00
\$2,575.00 Pgs=2 **02/28/2023 09:57 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1419-26-311-035
R.P.T.T.	\$2,535.00
File No.:	1950328 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Joel Reynolds	
P.O. Box 19221	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Meadow Estates LLC, a Nevada Limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joel Reynolds, a married man as his sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 35 as shown on the FINAL MAP A PLANNED UNIT DEVELOPMENT DP 18-0201 MOUNTAIN MEADOW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada on April 14, 2021, as File No. 2021-965462, and Amended by Certificate of Amendment, recorded on February 17, 2022, as Document No. 2022- 981344, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 2-24-2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

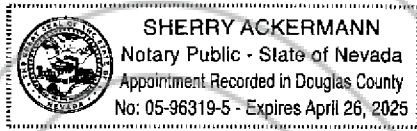
Mountain Meadow Estates LLC, a Nevada Limited liability company

By: Brandon Hill, Manager

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 24 day of February, 2023
By: Brandon Hill as Manager of Mountain Meadow Estates LLC, a Nevada Limited liability company

Signature: Sherry Ackermann
Notary Public
Sherry Ackermann
My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-035
 b) _____
 c) _____
 d) _____
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 650,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 650,000.00
 d. Real Property Transfer Tax Due \$ 2,535.00

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%

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 JA Capacity Grantor ESCROW
 Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mountain Meadow Estates LLC, a Nevada Limited liability company
 Address: 1625 Highway 88 Suite 102
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Joel Reynolds
 Address: P.O. Box 19221
 City: Reno
 State: NV Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1950328 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED