

DOUGLAS COUNTY, NV **2023-995209**  
RPTT:\$2687.10 Rec:\$40.00  
\$2,727.10 Pgs=2 **04/03/2023 01:40 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1419-26-311-031
<b>R.P.T.T.</b>	\$2,687.10
<b>File No.:</b>	1943921 sa
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Michael Felten and Kelly Felten	
17332 Glasgow Circle	
Yorba Linda, CA 92886	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mountain Meadows 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 **Michael Felten and Kelly Felten, husband and wife as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 31 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: 3-27-2023

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

Mountain Meadows Estates, a Nevada limited liability company

By: Brandon Hill, Manager

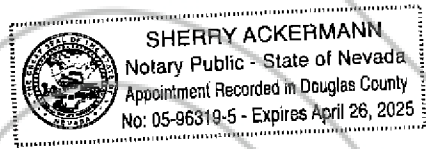
State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 27 day of March, 2023  
By: Brandon Hill as Manager of Mountain Meadows Estates, 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) 1419-26-311-031  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 689,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 689,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,687.10

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 SA    Capacity                      Grantor ESCROW  
 Signature \_\_\_\_\_    Capacity                      Grantee \_\_\_\_\_

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael Felten and Kelly Felten  
 Address: 17332 Glasgow Circle  
 City: Yorba Linda  
 State: CA    Zip: 92886

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1943921 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV    Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED