

DOUGLAS COUNTY, NV

2023-995964

RPTT:\$9243.00 Rec:\$40.00

\$9,283.00 Pgs=3

04/26/2023 03:18 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1319-19-410-007
R.P.T.T.: \$9,243.00
Escrow No.: 23034182-DR
When Recorded Return To:
Sierra Clinical Consulting LLC
3827 S. Carson Street #80
Carson City, NV 89701

Mail Tax Statements to:
Sierra Clinical Consulting LLC
3827 S. Carson Street #80
Carson City, NV 89701

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mountaintop Luxury, LLC, a Nevada Limited Liability Company

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

Sierra Clinical Consulting LLC, a Nevada limited liability company

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

Lot 7, of Kingsbury Estates Unit No. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on September 20, 1965, in Book 1 of Maps, as Document No. 29503.

APN: 1319-19-410-007

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

Dated this 24th day of April, 2023.

~~Mountaintop Luxury, LLC~~
BY: [Signature]
Brock K. Berglund Manager

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on this 24th day of April, 2023 by Brock K. Berglund, as Manager of Mountaintop Luxury, LLC, a Nevada Limited Liability Company.

[Signature]
Notary Public

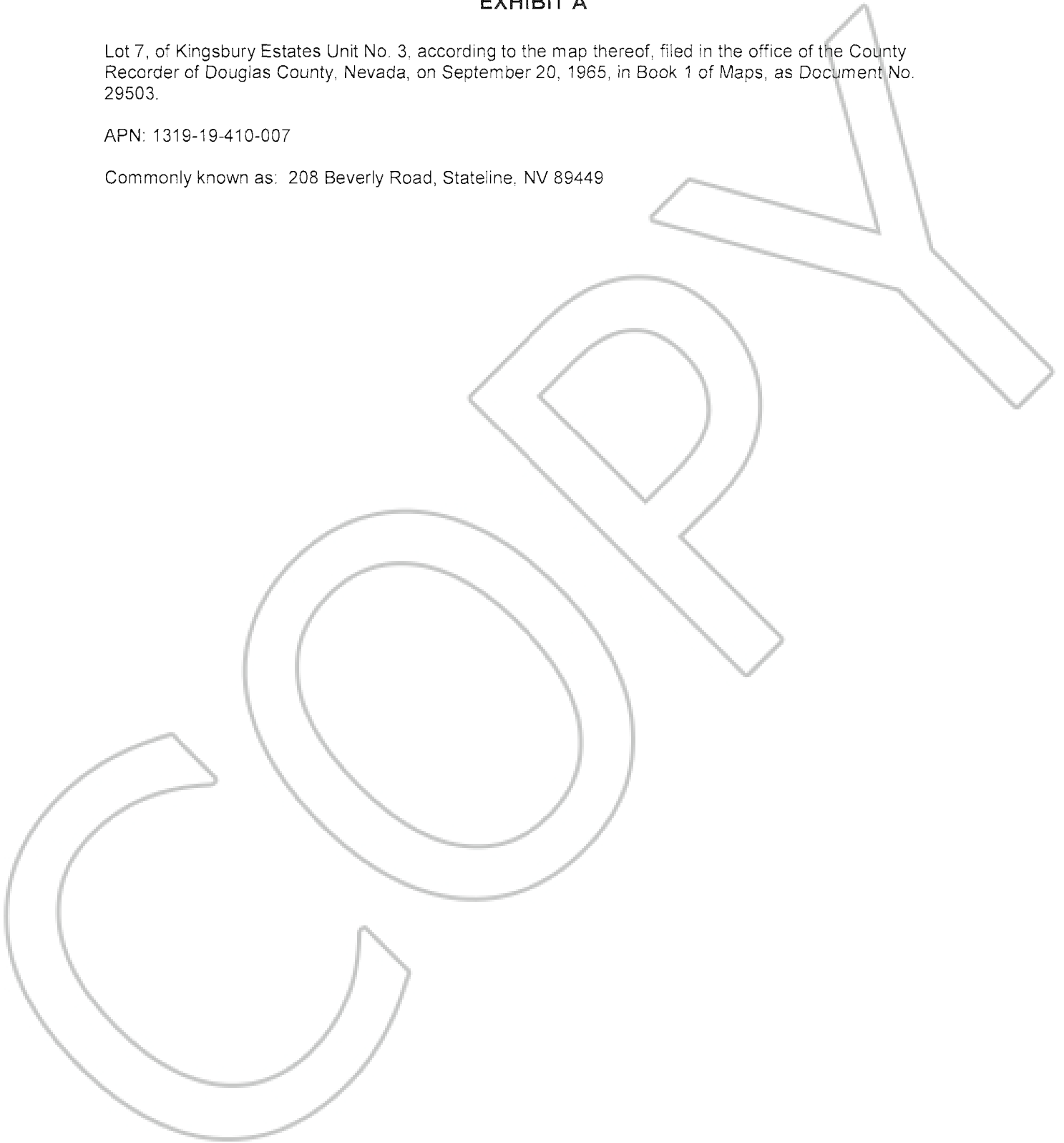


EXHIBIT A

Lot 7, of Kingsbury Estates Unit No. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on September 20, 1965, in Book 1 of Maps, as Document No. 29503.

APN: 1319-19-410-007

Commonly known as: 208 Beverly Road, Stateline, NV 89449



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-410-007
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,370,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,370,000.00
 d. Real Property Transfer Tax Due: \$9,243.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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: [Signature] Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mountaintop Luxury, LLC
 Address: 2050 W. Warm Springs Road #824
 City: Henderson
 State: NV Zip: 89014

Print Name: Sierra Clinical Consulting LLC
 Address: 3827 S. Carson Street #80
 City: Carson City
 State: Nevada Zip: 89701

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034182-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703