DOUGLAS COUNTY, NV RPTT:\$780.00 Rec:\$40.00 Total:\$820.00

2023-996113 05/01/2023 03:53 PM

JSRS HOLDINGS LLC

Pas=3

APN: 1320-04-001-058

RECORDING REQUESTED BY:

JSRS Holdings, LLC

AFTER RECORDATION, RETURN BY MAIL TO:

JSRS Holdings, LLC 1676 Buckeye Rd. Minden, NV 89423

SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this ___ day of _____, 2023, Teri J. Purvis, Trustee of the Purvis Family Trust dated December 21, 2016, in consideration of \$10.00 the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JSRS Holdings, LLC, a Nevada Limited Liability Company, and to the heirs and assigns of such Grantee forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

) ss.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on the

day of <u>MAY</u>, 20<u>Z3</u>, by Teri J. Purvis.

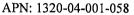
물소물이들의물의물의물의물이풀이물이렇지물이랑이랑 이루어물이랑이랑이랑이랑이랑이 NOTARY PUBLIC STATE OF NEVADA County of Douglas JODI O. STOVALL My Appointment Expires August 5, 2024

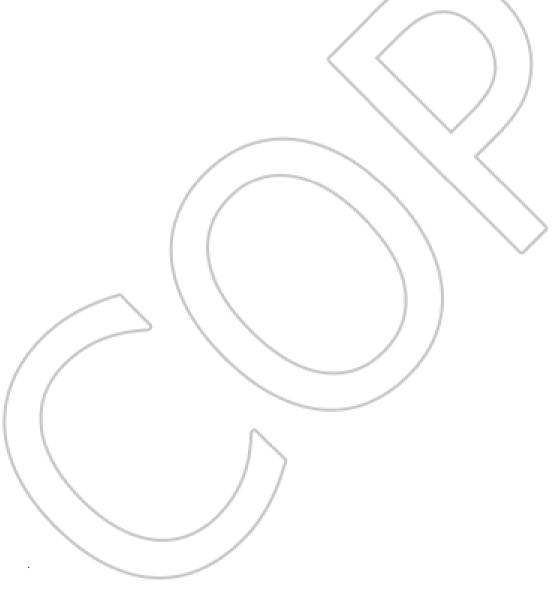
EXHIBIT "A"

Being a portion of Block K, as shown on the Final Map #1015-5 for Carson Valley Business Park Phase 2, recorded in the office of the Douglas County Recorder, State of Nevada, on September 3, 1998, in Book 998, page 562, as File No. 448664, Official Records further described as follows:

Lot 30, as shown on Record of Survey #7, for Carson Valley Business Park, Phase 2, recorded in the office of the Douglas County Recorder, State of Nevada, on July 27, 2004, in Book 704, Page 11907, as Document No. 609925 and by Certificate of Amendment, recorded November 2, 2004 in Book 104, Page 1057, as Document No. 628226, of Official Records.

Per NRS 111.312, this legal description was previously recorded at Document No.2022-986867 on 06/30/2022.





STATE OF NEVADA		
DECLARATION OF VALUE		^
1. Assessor Parcel Number(s)		/\
a) 1320-04-001-058		\ \
b)		\ \
c) d)		\ \
u)		\ \
2. Type of Property:		\ \
1	_	~ \ \ \
c) Condo/Twnhse d) 2-4 Plex		DERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK	PAGE ORDING:
g) Agricultural h) Mobile Home	NOTES:	SADING.
i)		
	/	
3. Total Value/Sales Price of Property:	\$ <u>\$ 200.0</u>	00.00
Deed in Lieu of Foreclosure Only (value of property)	/ (
Transfer Tax Value:	\$ 200	000
Real Property Transfer Tax Due:	\$\$ 780.0	0
4 IS Francisch Claimed		/ /
4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption per NRS 375.090, S	Saction #	/ /
b. Explain Reason for Exemption:	section #	
o. Explain Reason for Exemption.		
5. Partial Interest: Percentage being transferred:	%	
/ / -		
The undersigned declares and acknowledges, under p	enalty of perjury, p	oursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the		
supported by documentation if called upon to substar		
parties agree that disallowance of any claimed exemp	otion, or other deter	mination 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 join	ntly and severally lia	able for any additional amount owed.
8:	Canaday	Grantor
Signature	Capacity	<u> </u>
Signature	Capacity	
Signature	Capacity	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)		EQUIRED)
S		
	Print Name: JSRS	
Address: 1864 Painted Desert Dr.	Address: 1676 Buc	keye Rd.
City: Minden	City: Minden,	
State: NV Zip: 89423	State: NV	Zip: 89423
COMPANY/PERSON REQUESTING RECORDING		
(required if not the seller or buyer)		
Print Name:	Escrow #	
Address:		
City: State:		Zip:
(AS A PUBLIC RECORD THIS FORM	MAY BE RECORDE	