

A.P.N.: 1320-30-513-012
File No: 143-2664218 (et)
R.P.T.T.: \$3,120.00

When Recorded Mail To: Mail Tax Statements To:
The Frank Dutra and Maria A. Dutra Family 1995 Revocable
Trust
1283 Ironbridge Way
San Jose, CA 95118

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Custom Craft Builders, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Maria A. Dutra, Trustee, Survivor's Trust created March 4, 2010 under The Frank Dutra and Maria A. Dutra Family 1995 Revocable Trust dated June 14, 1995, and Maria A. Dutra, Trustee, Family Trust created March 4, 2010 under The Frank Dutra and Maria A. Dutra Family 1995 Revocable Trust dated June 14, 1995

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

LOT 42 IN BLOCK A AS SET FORTH ON FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT LDA 16-001 & PD 02-004-2 LA COSTA AT MONTE VISTA PHASE 4, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 21, 2021 AS DOCUMENT NO. 2021-978755, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Custom Craft Builders, LLC, a Nevada limited liability company

By: *[Signature]*
Name: Kimball A. Posnien
Title: Authorized Signor

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 11, 2023 by **Kimball A. Posnien, Authorized Signor**.

[Signature]
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2664218.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-513-012
 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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$800,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$800,000.00
 d) Real Property Transfer Tax Due \$3,120.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Custom Craft Builders LLC
 Address: 440 Foothill Rd
 City: Gardnerville
 State: NV Zip: 89460

Print Name: The Frank Dutra and Maria A. Dutra Family 1995 Revocable Trust
 Address: 1283 Ironbridge Way
 City: San Jose
 State: CA Zip: 95118

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2664218 et/ et
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)