

DOUGLAS COUNTY, NV

**2023-996938**

RPTT:\$2492.10 Rec:\$40.00

\$2,532.10 Pgs=4

**05/31/2023 01:56 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1319-19-113-023

R.P.T.T.: \$2,492.10

Escrow No.: 23034971-DR

When Recorded Return To:

Louis Joseph Hansen, Jr and Victoria Hayes  
Hansen

3959 D. Street

Sacramento, CA 95819

Mail Tax Statements to:

Louis Joseph Hansen, Jr and Victoria Hayes  
Hansen

3959 D. Street

Sacramento, CA 95819

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**LPNV, LLC, a Nevada Limited Liability Company**

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

**Louis Joseph Hansen, Jr and Victoria Hayes Hansen, husband and wife, as joint tenants with right of survivorship**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 24<sup>th</sup> day of may, 2023.

LPNV, LLC, a Nevada Limited Liability Company

LWPA Management, Inc., Manager

BY: Lester Polette  
Lester Polette, President

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Lester Polette, Manager of LPNV, LLC, a Nevada Limited Liability Company.

\_\_\_\_\_  
Notary Public

*see attached*

*COOPER*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On May 24, 2023 before me, Karen Garcia, notary public  
(insert name and title of the officer)

personally appeared Lester Polette  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(is/are)~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

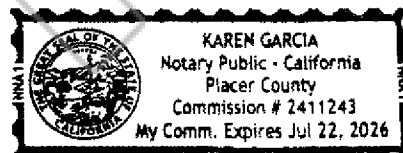
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Karen Garcia

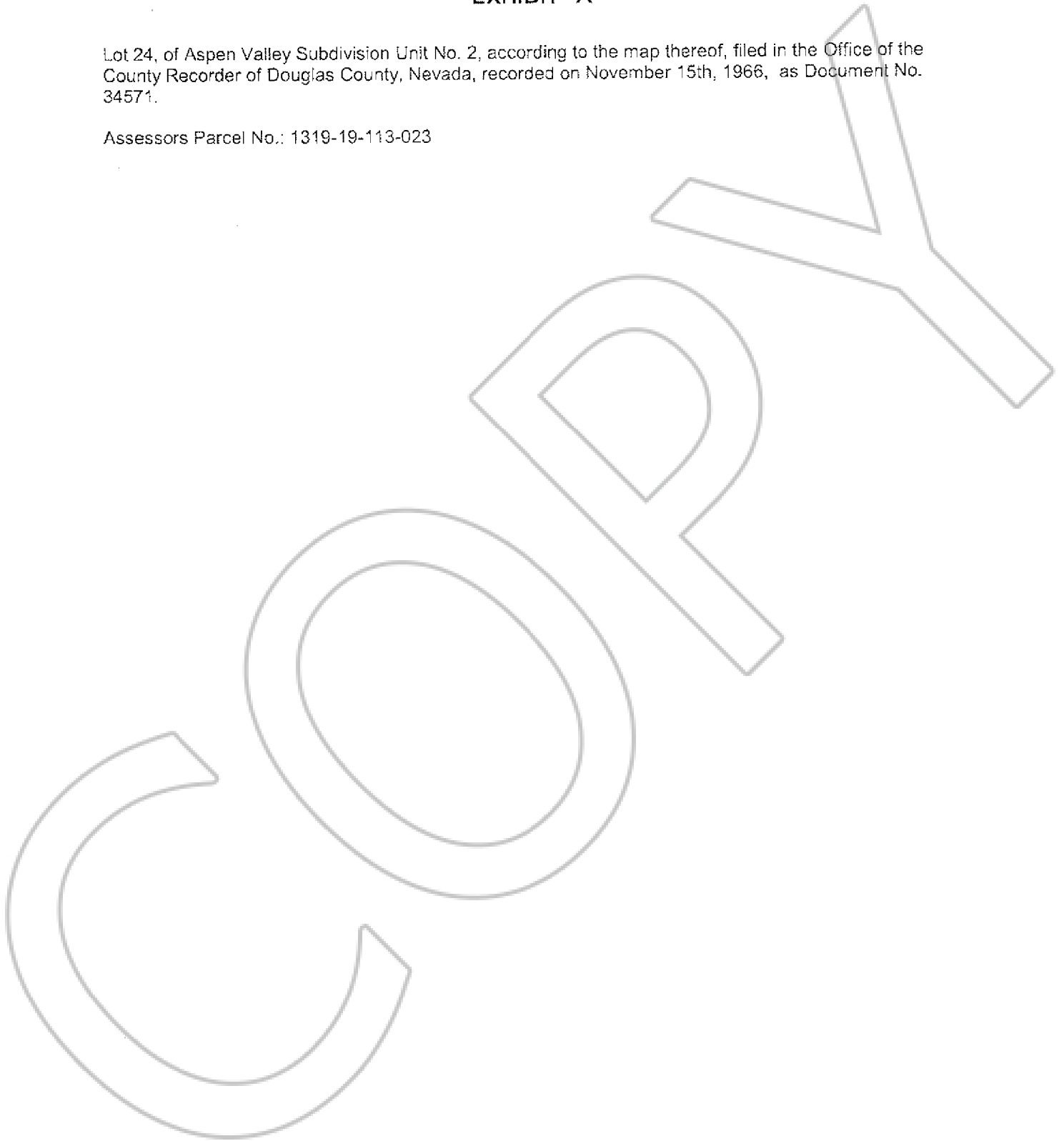
(Seal)



**EXHIBIT "A"**

Lot 24, of Aspen Valley Subdivision Unit No. 2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 15th, 1966, as Document No. 34571.

Assessors Parcel No.: 1319-19-113-023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-19-113-023  
 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: \$639,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$639,000.00  
 d. Real Property Transfer Tax Due: \$2,492.10

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Lester Pollette* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: LPNV, LLC, a Nevada Limited Liability Company LESTER POLLETTE  
 Address: 3945 Sailors Ravine Rd  
 City: Auburn  
 State: CA Zip: 95603

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Louis Joseph Hansen, Jr and Victoria Hayes Hansen  
 Address: 3959 D. Street  
 City: Sacramento  
 State: California Zip: 95819

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First Centennial Title Company of Nevada Esc. #: 23034971-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED