

DOUGLAS COUNTY, NV

2023-997986

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

06/26/2023 03:44 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E03

APN No.: 1420-05-428-002

Escrow No.: 23035291-SUB

Recording Requested By:
First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100
Reno, NV 89519

When Recorded Return to:
JC VALLEY KNOLLS, LLC
5400 Equity Ave
Reno, NV 89502

Mail Tax Statements to:
James J. Tesik, Jr. and Michele D. Tesik,
Trustees of The Tesik Living Trust dated June
22, 2012
P.O. Box 1257
Genoa, NV 89411

SPACE ABOVE FOR RECORDERS USE

GRANT, BARGAIN, SALE DEED

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Katey Aragon
SIGNATURE

Title Assistant
TITLE

Katey Aragon
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

Re-recording Document No. 2023-997936 to correct the legal description to read Unit 2, of Building 18, and the APN on the legal description to read 1420-15-428-002.

SPACE BELOW FOR RECORDER

DOUGLAS COUNTY, NV **2023-997936**
RPTT:\$1821.30 Rec:\$40.00
\$1,861.30 Pgs=3 06/26/2023 12:11 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-05-428-002
R.P.T.T.: \$1,821.30
Escrow No.: 23035291-SUB
When Recorded Return To:
The Tesik Living Trust dated June 22, 2012
P.O. Box 1257
Genoa, NV 89411

Mail Tax Statements to:
The Tesik Living Trust dated June 22, 2012
P.O. Box 1257
Genoa, NV 89411

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company

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

James J. Tesik, Jr. and Michele D. Tesik, Trustees of The Tesik Living Trust dated June 22, 2012

all that real property situated in the City of Carson City, 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 23rd day of JUNE, 2023.

JC VALLEY KNOLLS, LLC

BY: *Darci Hendrix*
Darci Hendrix, Manager

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on this 23rd day of JUNE, 2023, by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

Rachel Quilici
Notary Public

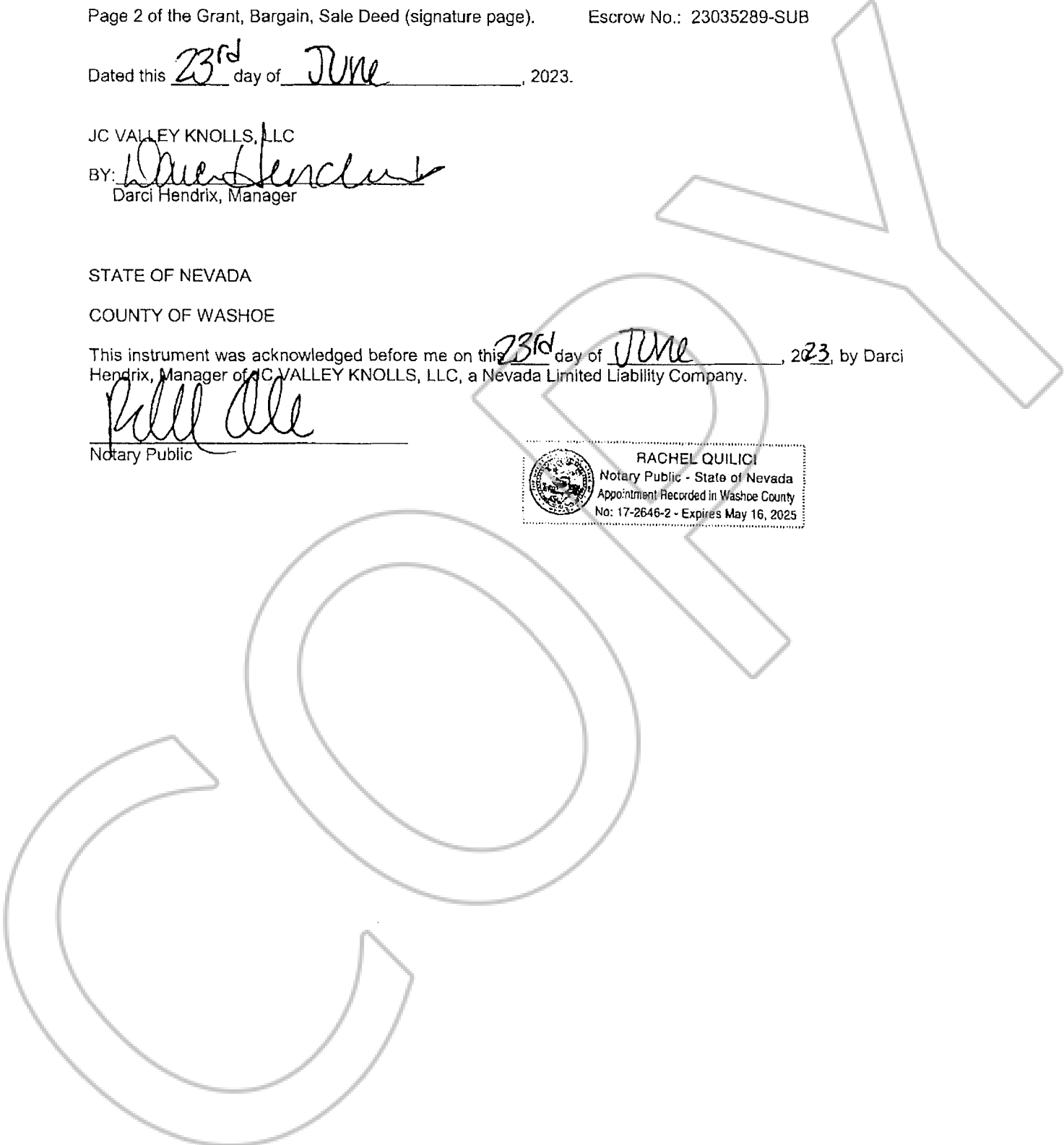
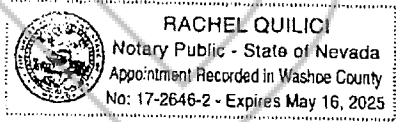


EXHIBIT "A"

PARCEL 1:

Unit 2, of Building 17, of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

PARCEL 2:

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

PARCEL 3:

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

Assessors Parcel No.: 1420-05-427-002

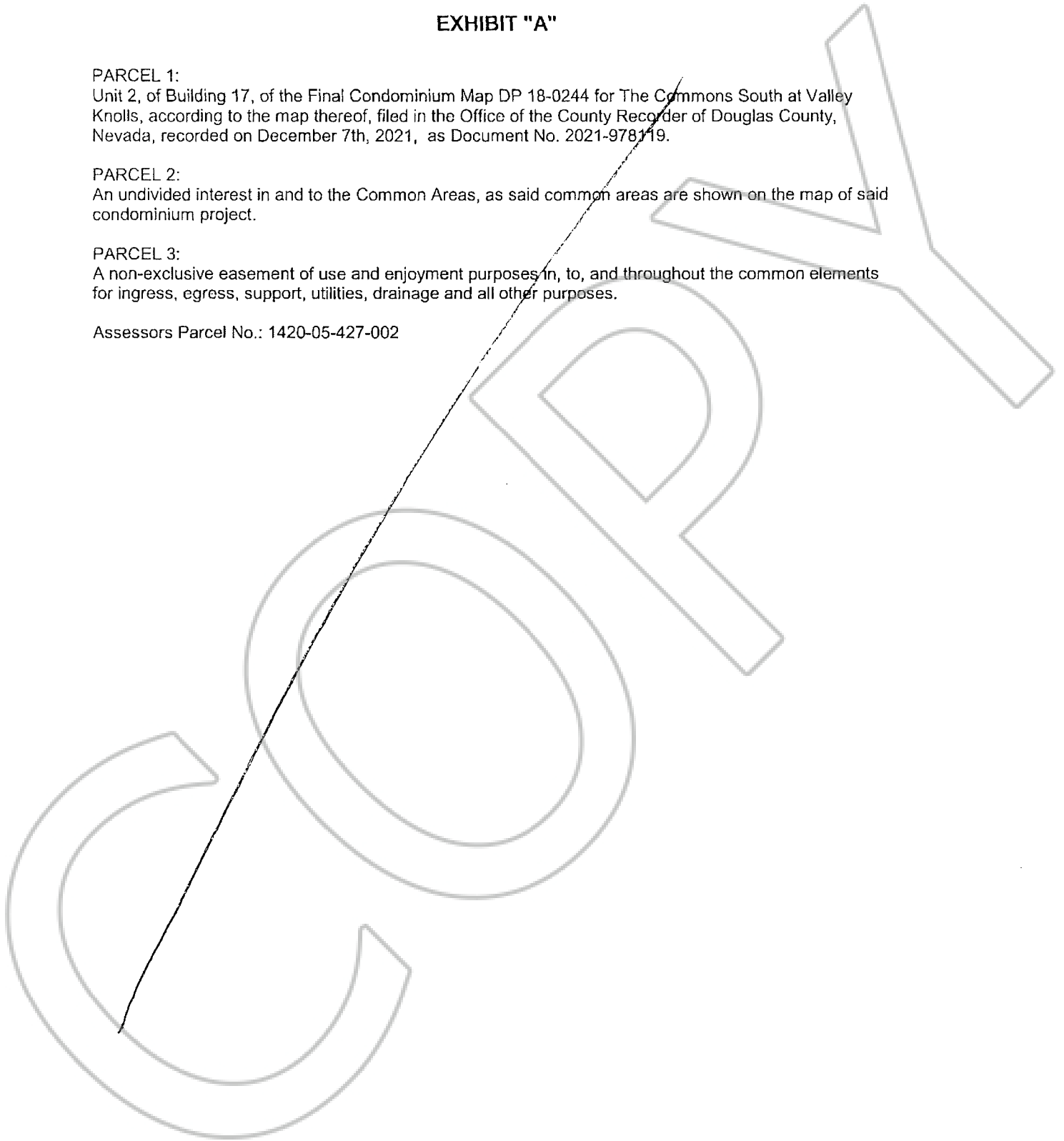


EXHIBIT "A"

PARCEL 1:

Unit 2, of Building 18, of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

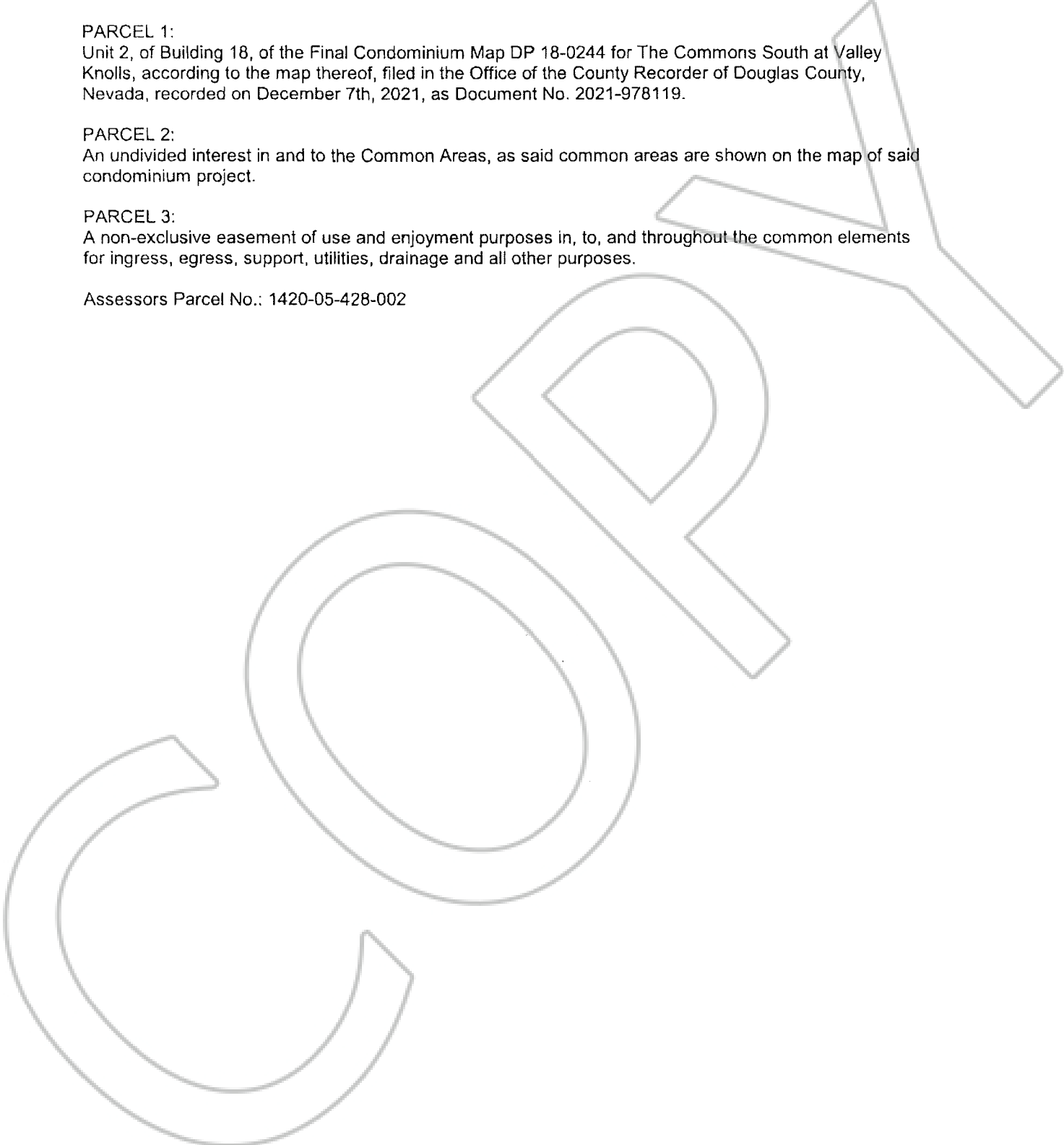
PARCEL 2:

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

PARCEL 3:

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

Assessors Parcel No.: 1420-05-428-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-428-002
 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: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: Re-Recording Document No. 2023-997936 to correct legal description and APN

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: *Dora Hernandez* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

| | |
|--|---|
| Print Name: <u>JC VALLEY KNOLLS, LLC</u> | Print Name: <u>James J. Tesik, Jr. and Michele D. Tesik, Trustees of The Tesik Living Trust dated June 22, 2012</u> |
| Address: <u>5400 Equity Ave</u> | Address: <u>P.O. Box 1257</u> |
| City: <u>Reno</u> | City: <u>Genoa</u> |
| State: <u>NV</u> Zip: <u>89502</u> | State: <u>Nevada</u> Zip: <u>89411</u> |

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035291-SUB
 Address: 1450 Ridgview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED