

DOUGLAS COUNTY, NV **2023-998014**
RPTT:\$2166.45 Rec:\$40.00
\$2,206.45 Pgs=2 **06/28/2023 09:08 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|---|----------------------|
| A.P.N. No.: | 1320-30-717-015 |
| R.P.T.T. | \$2,166.45 |
| File No.: | 2023074 sa |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Brian Eugene Horner and Patrick J. Ricasata | |
| 2196 W Liberty Street | |
| Hanford, CA 93230 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Monte Vista Minden, LLC**, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Brian Eugene Horner, a single man and Patrick J. Ricasata, a single man, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 15 as shown on the FINAL SUBDIVISION MAP DP 19-0448 THE DOWNS AT MONTE VISTA, filed for record in the office of the Douglas County Recorder, State of Nevada, on January 14, 2022 as Document No. 2022-979855, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 13, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-717-015
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 555,192.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 555,192.00
 d. Real Property Transfer Tax Due \$ 2,166.45

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 _____ %
 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 M. Bowen Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Monte Vista Minden, LLC, a Nevada Limited Liability Company
 Address: PO Box 489
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Brian Eugene Horner and Patrick J. Ricasata
 Address: 2196 W Liberty Street
 City: Hanford
 State: CA Zip: 93230

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2023074 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410