

APN: 1420-05-310-007
R.P.T.T.: \$2,675.40
Escrow No.: 23035771-SUB
When Recorded Return To:
Edward Abou-Arrage and Mary Tran
412 Radiant Drive
Carson City, NV 89705

Mail Tax Statements to:
Edward Abou-Arrage and Mary Tran
412 Radiant Drive
Carson City, NV 89705

DOUGLAS COUNTY, NV **2023-998737**
RPTT:\$2675.40 Rec:\$40.00
\$2,715.40 Pgs=3 **07/20/2023 08:40 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

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

Edward Abou-Arrage and Mary Tran, husband and wife, as joint tenants with right of survivorship

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 20th day of July, 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 20th day of July, 2023 by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

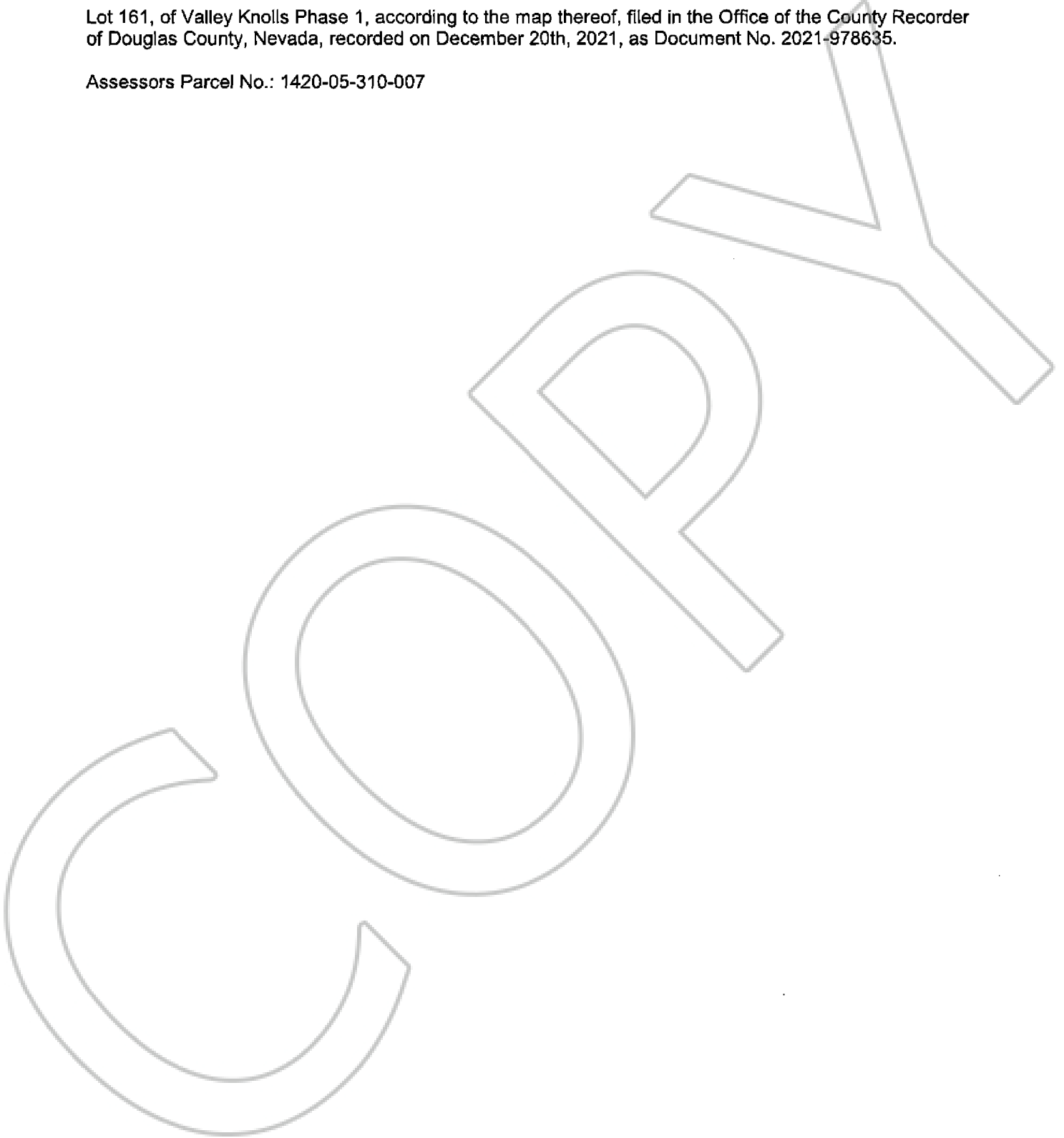
Rachel Quilici
Notary Public



EXHIBIT "A"

Lot 161, of Valley Knolls Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 20th, 2021, as Document No. 2021-978635.

Assessors Parcel No.: 1420-05-310-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-310-007
 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: \$685,713.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$685,713.00
 d. Real Property Transfer Tax Due: \$2,675.40

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: *Pam Hendrix PA* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>JC VALLEY KNOLLS, LLC</u>	Print Name: <u>Edward Abou-Arrage and Mary Tran</u>
Address: <u>5400 Equity Ave</u>	Address: <u>412 Radiant Drive</u>
City: <u>Reno</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89502</u>	State: <u>Nevada</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035771-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED