

A.P.N.: 1320-30-513-020  
File No: 143-2665097 (et)  
R.P.T.T.: \$3,151.20

When Recorded Mail To: Mail Tax Statements To:  
The Ward Family Trust  
984 La Strata Drive  
Minden, NV 89423

***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

Clay A. Ward and Linda A. Ward, Trustees of the Ward Family Trust dated 7/19/2019, or  
the successor Trustee thereunder

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

**LOT 40 IN BLOCK B AS SET FORTH ON FINAL SUBDIVISION MAP PLANNED UNIT  
DEVELOPMENT LDA 16-001 & PD 02-004-2 FOR 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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-513-020  
 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: \$807,900.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$807,900.00  
 d) Real Property Transfer Tax Due \$3,151.20

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 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: [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: 89410

Print Name: Ward  
 Address: 984 La Strata Drive  
 City: Minden  
 State: NV Zip: 89423

**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: 143-2665097 et/ et  
 State: NV Zip: 89423