

DOUGLAS COUNTY, NV **2023-998976**  
RPTT:\$2250.30 Rec:\$40.00  
\$2,290.30 Pgs=2 **07/28/2023 11:06 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-08-313-018
R.P.T.T.	\$2,250.30
File No.:	2085313 crf
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Enzo Ventures, LLC, a Nevada limited liability company	
PO Box 297	
Glenbrook, NV 89413	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christine MacArthur aka Christine MacArthur-Blankenburg Co-Administrator of The Estate of Rosemarie B. Lane aka Rosemarie Lane**, pursuant to Amended Order Confirming Sale of Real Property filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, on July 21, 2023, under Case No. 2022-PB-0015 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Enzo Ventures, LLC, a Nevada limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 36, in Block D, as set forth on that certain Final Map LDA 99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 5, 2000, in Book 0600, Page 880, as Document No. 493409, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 470, as Document No. 502691.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 7/27/2023

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

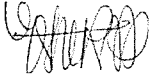
The Estate of Rosemarie B. Lane aka Rosemarie Lane

*Christine MacArthur*

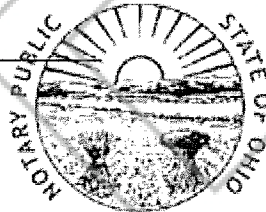
Christine MacArthur aka Christine MacArthur-Blankenburg, Co-Administrator

State of ~~Nevada~~ <sup>XXXXXXXX</sup> ) Ohio  
County of ~~Douglas~~ <sup>ER</sup> )<sup>ss</sup> Fairfield

This instrument was acknowledged before me on the 27 day of July, 2023  
By: Christine MacArthur aka Christine MacArthur-Blankenburg Co-Administrator of The Estate of Rosemarie B. Lane aka Rosemarie Lane

Signature:   
Notary Public Esther Rosa

My Commission Expires: 10/16/2027



ESTHER ROSA  
Notary Public  
State of Ohio  
My Comm. Expires  
October 16, 2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-08-313-018  
 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                      \$ 577,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 577,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,250.30

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 [Signature] Capacity \_\_\_\_\_ Agent \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Christine MacArthur aka Christine MacArthur-Blankenburg Co-Administrator of The Estate of Rosemarie B. Lane aka Rosemarie Lane  
 Address: 134 Motthaven Dr.  
 City: Crossville  
 State: TN Zip: 38558

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Enzo Ventures, LLC, a Nevada limited liability company  
 Address: PO Box 297  
 City: Glenbrook  
 State: NV Zip: 89413

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

Print Name: Stewart Title Company Escrow # 2085313 CRF  
 Address: 3610 Mayberry Dr  
 City: Reno State: NV Zip: 89509