

APN: 1420-05-310-005  
R.P.T.T.: \$3,545.10  
Escrow No.: 23036073-SUB  
When Recorded Return To:  
Bruce Romani  
400 Radiant Drive  
Carson City, NV 89705

Mail Tax Statements to:  
Bruce Romani  
400 Radiant Drive  
Carson City, NV 89705

DOUGLAS COUNTY, NV **2023-998981**  
RPTT:\$3545.10 Rec:\$40.00  
\$3,585.10 Pgs=3 **07/28/2023 11:19 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

**Bruce Romani, an unmarried man**

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 21<sup>st</sup> 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 21<sup>st</sup> day of July, 2023, by Darci Hendrix, Manager of JC VALLEY KNOLLS, LLC, a Nevada Limited Liability Company.

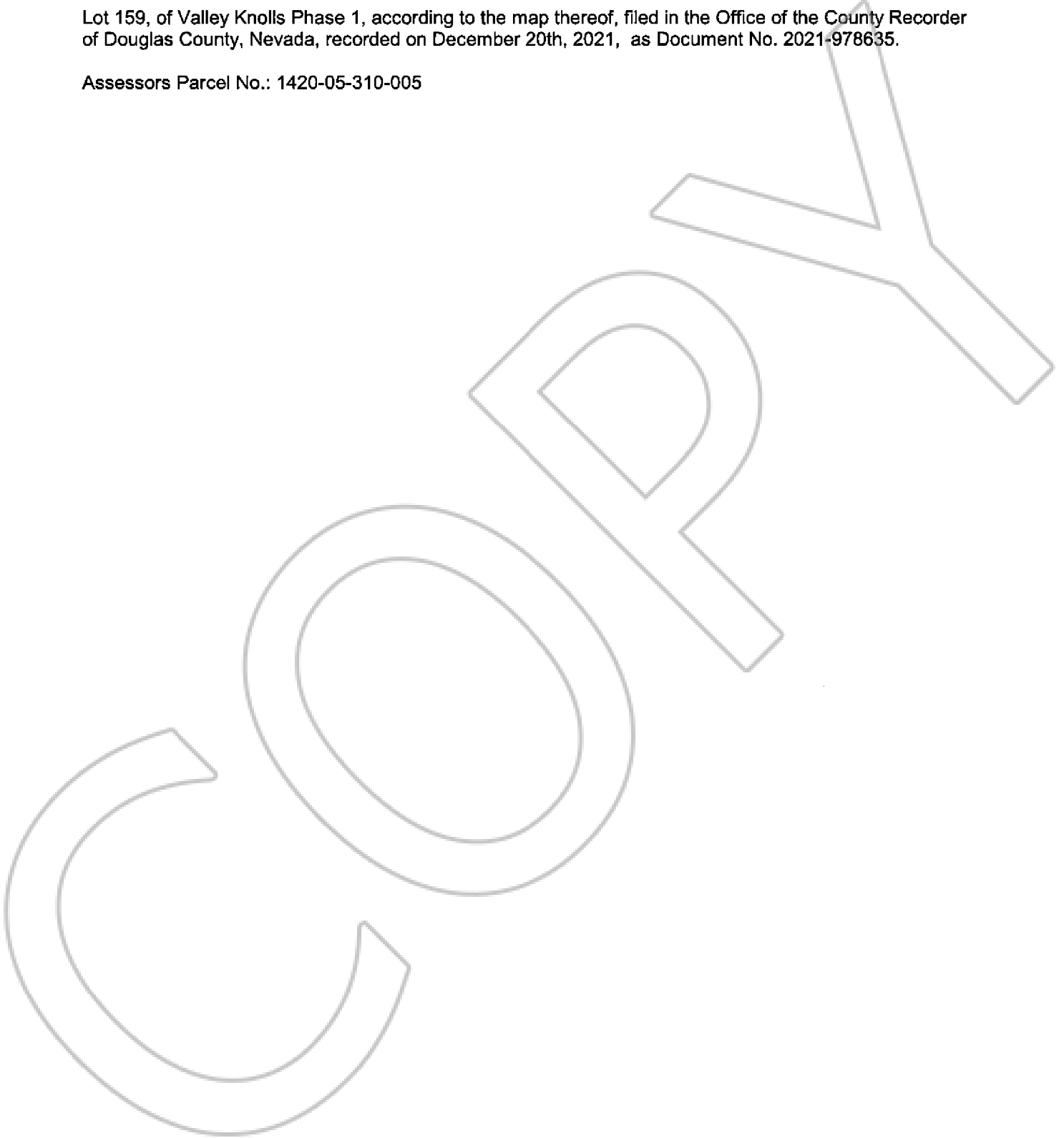
*Rachel Quilici*  
Notary Public



## EXHIBIT "A"

Lot 159, 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.: 1420-05-310-005



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-05-310-005  
 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: \$908,961.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$908,961.00  
 d. Real Property Transfer Tax Due: \$3,545.10

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: *Dari Hendrix Ra* Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: JC VALLEY KNOLLS, LLC  
 Address: 5400 Equity Ave  
 City: Reno  
 State: NV Zip: 89502

Print Name: Bruce Romani  
 Address: 400 Radiant Drive  
 City: Carson City  
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036073-SUB  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED