

DOUGLAS COUNTY, NV **2023-999246**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=3 **08/04/2023 10:10 AM**
TICOR TITLE - RENO (TITLE ONLY)
SHAWNYNE GARREN, RECORDER

APN/Parcel ID(s): 1220-16-115-010

Order No.: 234284-001-TDS

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Twice as Nice Holdings LLC-S
10924 Tam O Shanter Drive
Carmel, IN 46032

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,677.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Eric B. Garr, a married man as his Sole and Separate Property,

do(es) hereby GRANT, BARGAIN AND SELL to

Twice as Nice Holdings LLC-S, a Indiana Domestic Limited Liability Company

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 8/1/2023

[Signature]

Eric B. Garr

State of NEVADA

County of DOUGLAS

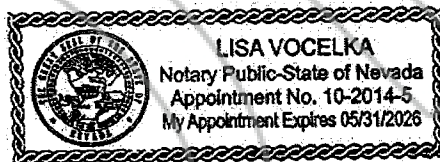
This instrument was acknowledged before me on this 1st day of August,
2023, by

Eric B. Garr

[Signature]

Notary Public

[SEAL]



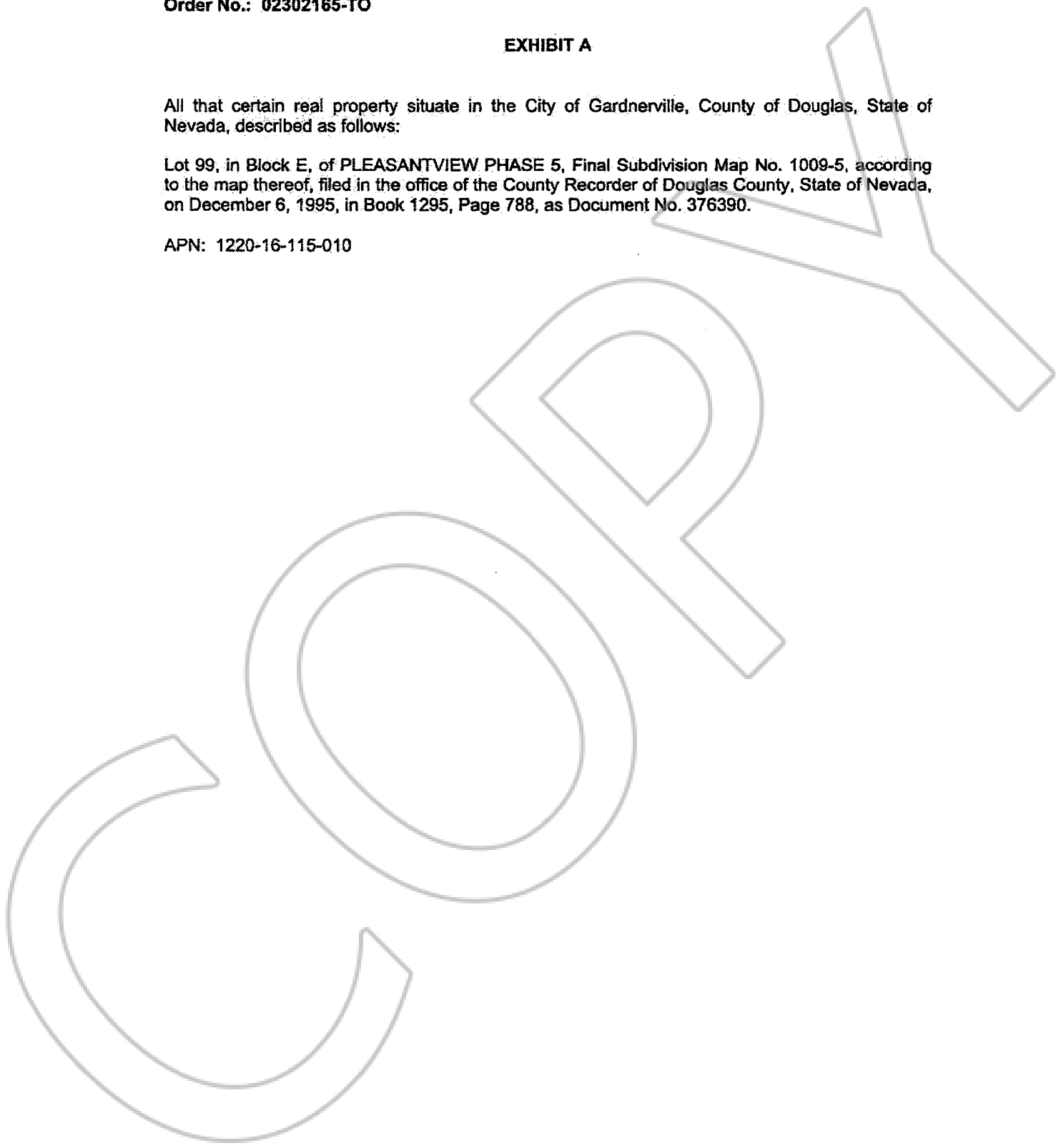
Order No.: 02302165-TO

EXHIBIT A

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

Lot 99, in Block E, of PLEASANTVIEW PHASE 5, Final Subdivision Map No. 1009-5, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 6, 1995, in Book 1295, Page 788, as Document No. 376390.

APN: 1220-16-115-010



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1. Assessor's Parcel Number(s)
 - a. 1220-16-115-010
 - 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 \$ 430,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 430,000.00
- d. Real Property Transfer Tax Due \$ 1,677.00

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section NONE
 - 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 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: Grantor

Signature Andrew Chapman Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eric B. Garr
 Address: 1222 Sorensen Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Twice as Nice Holdings LLC-S
 Address: 10924 Tam O Shanter Drive
 City: Carmel
 State: IN Zip: 46032

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

Print Name: Fidelity National Title Agency of Nevada, Inc.
 Address: 500 N. Rainbow Blvd., Suite 100
 City: Las Vegas

Escrow # 234284-001
 State: NV Zip: 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**Ticor Title of Nevada
 5441 Kietzke Lane, Suite 100
 Reno, NV 89511**