

A.P.N. No.:	1220-24-401-014
R.P.T.T.	\$3,295.50
File No.:	2074599 SAB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Daniel Carl Cewinski and Jennifer Ann Cewinski	
614 Stallion Court	
Gardnerville, NV 89410	

DOUGLAS COUNTY, NV **2023-999348**
RPTT:\$3295.50 Rec:\$40.00
\$3,335.50 Pgs=2 **08/09/2023 02:16 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Catamount Properties 2018, LLC, a Delaware Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Daniel Carl Cewinski and Jennifer Ann Cewinski, husband and wife, as joint tenants with right of survivorship**, 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 1-D, as set forth on Parcel Map No. 2 P-K CONSTRUCTION, INC., filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 29, 1988, in Book 288, Page 3967, as Document No. 173298, and amended by Certificate of Amendment, May 9, 1988, in Book 588, Page 1215, as File No. 177758.

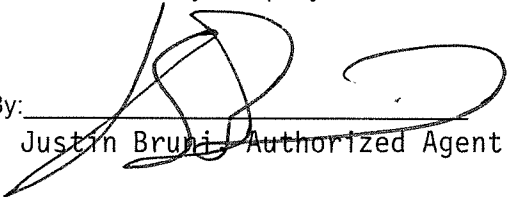
*SUBJECT TO:

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.


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

Catamount Properties 2018, LLC, a Delaware
Limited Liability Company
By Its Manager Wedgewood, LLC, a Delaware
Limited Liability Company

By: 
Justin Bruni Authorized Agent

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 4th day of August, 2023
By: Justin Bruni as Authorized Agent of Catamount Properties 2018,
LLC, a Delaware Limited Liability Company

Signature: 
Notary Public

My Commission Expires: 1-03-2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-401-014
 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 \$ 845,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 845,000.00
 d. Real Property Transfer Tax Due \$ 3,295.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Capacity Grantor by agent
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Catamount Properties 2018, LLC, a Delaware Limited Liability Company
 Address: 2320 Potosi Street, #130
 City: Las Vegas
 State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Daniel Carl Cewinski and Jennifer Ann Cewinski
 Address: 614 Stallion Court
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2074599 SAB
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED