

APN: 1220-24-201-031
R.P.T.T.: \$2,749.50
Escrow No.: 23036324-SA
When Recorded Return To:
Justin Gross and Shayma Gross
1874 Colt Lane
Gardnerville, NV 89410

Mail Tax Statements to:
Justin Gross and Shayma Gross
1874 Colt Lane
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$2749.50 Rec:\$40.00
\$2,789.50 Pgs=4
2023-999520
08/15/2023 03:18 PM
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,

Amanda Adams and Ryan Adams, wife and husband, as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Justin Gross and Shayma Gross, husband and wife and Zoe Hill, an unmarried woman, all as joint tenants

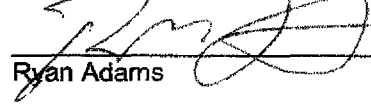
all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

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 8 day of August, 2023.


Amanda Adams

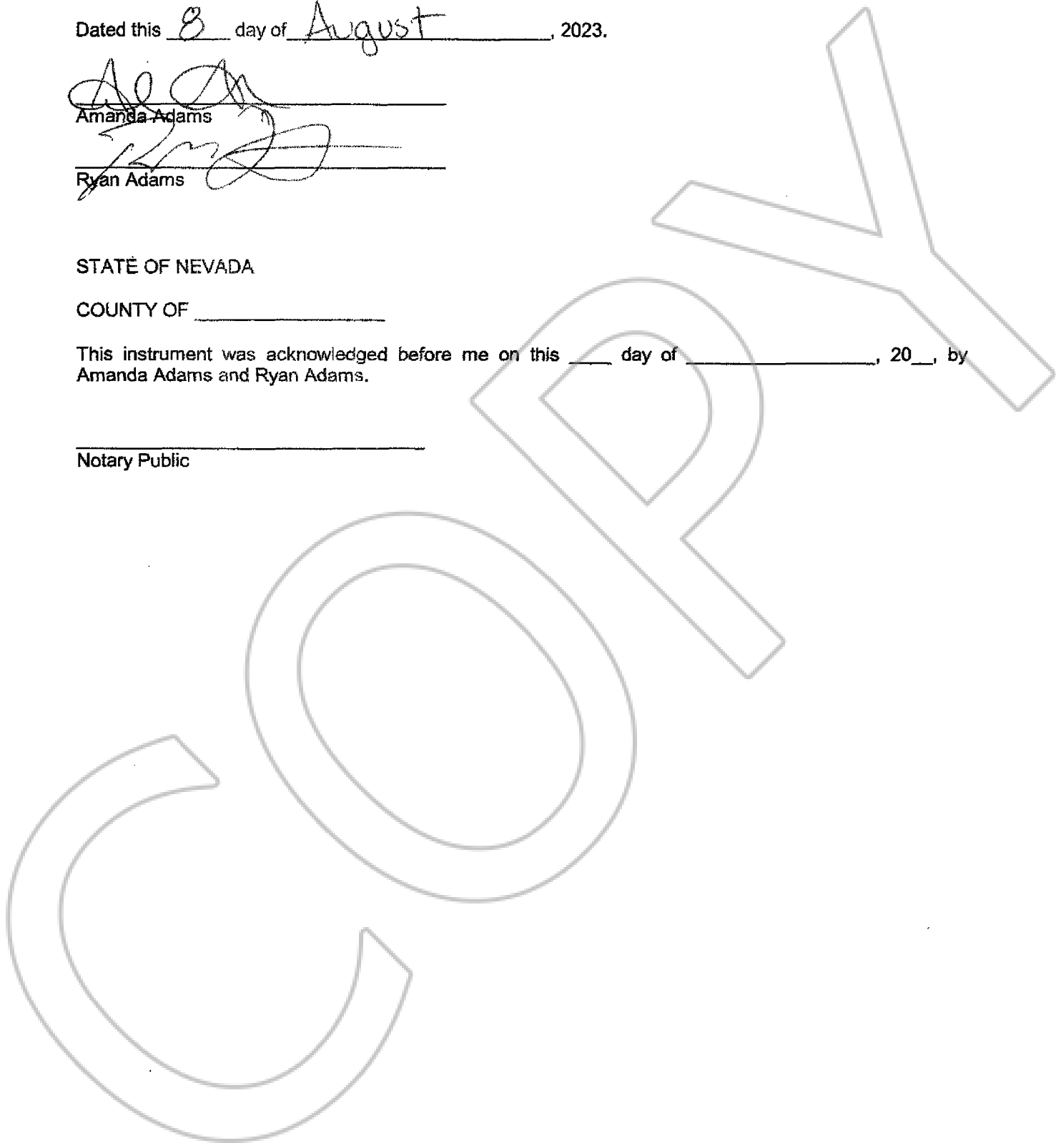

Ryan Adams

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by
Amanda Adams and Ryan Adams.

Notary Public



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

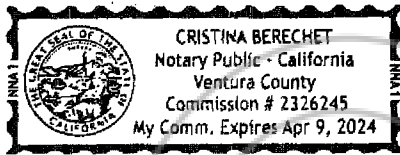
County of VENTURA

On 8/18/2023 before me, CRISTINA BERECHET NOTARY PUBLIC

Date Here Insert Name and Title of the Officer

personally appeared AMANDA ADAMS, RYAN ADAMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: 8/18/2023 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

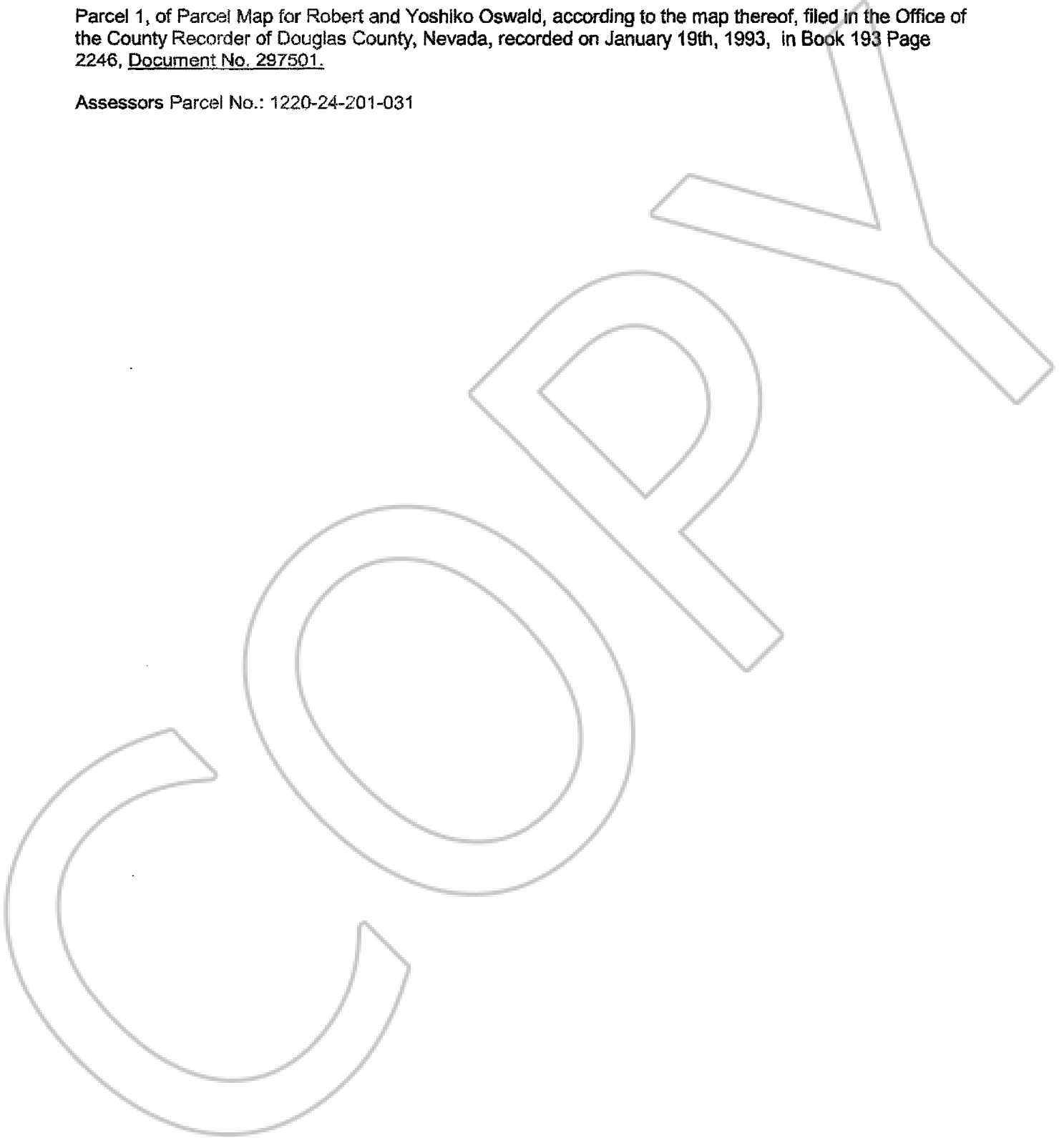
Other: _____

Signer is Representing: _____

EXHIBIT "A"

Parcel 1, of Parcel Map for Robert and Yoshiko Oswald, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 19th, 1993, in Book 193 Page 2246, Document No. 297501.

Assessors Parcel No.: 1220-24-201-031



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-201-031
 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: \$705,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$705,000.00
 d. Real Property Transfer Tax Due: \$2,749.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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: *DA* Capacity: Grantor *Escrow*
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Amanda Adams and Ryan Adams</u>	Print Name: <u>Justin Gross and Shayma Gross and Zoe Hill</u>
Address: <u>2325 Parkway Drive</u>	Address: <u>1874 Colt Lane</u>
City: <u>Camarillo</u>	City: <u>Gardnerville</u>
State: <u>CA</u> Zip: <u>93010</u>	State: <u>Nevada</u> Zip: <u>89410</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036324-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410