

DOUGLAS COUNTY, NV **2024-1003856**
RPTT:\$390.00 Rec:\$40.00
\$430.00 Pgs=4 01/11/2024 02:32 PM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|----------------------------------|----------------------|
| A.P.N. No.: | 1420-07-410-004 |
| R.P.T.T. | \$ 390.00 |
| File No.: | 2201123 ASK |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| RAHB Properties Series 1, LLC | |
| 1674 N Virginia St., Suite 13173 | |
| Reno, NV 89507 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Timothy John Daquioag, a single man, (who erroneously acquired title as Timothy John Daquioag)** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RAHB Properties Series 1, LLC, a Nevada series 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 14, in Block C, of VISTA GRANDE SUBDIVISION UNIT NO. 2, as shown on the official Map filed in the office of the County Recorder of Douglas County, Nevada, on March 20, 1972, in Book 97, Page 695, as Document No. 58273.

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: 1-8-2024

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

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 Alameda }

On 01-8-2024 before me, Carolyn M Rover, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Timothy John Daquiao
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.



Place Notary Seal and/or Stamp Above

Signature Carolyn M Rover
Signature of Notary Public

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: 01-08-2024 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"
LEGAL DESCRIPTION

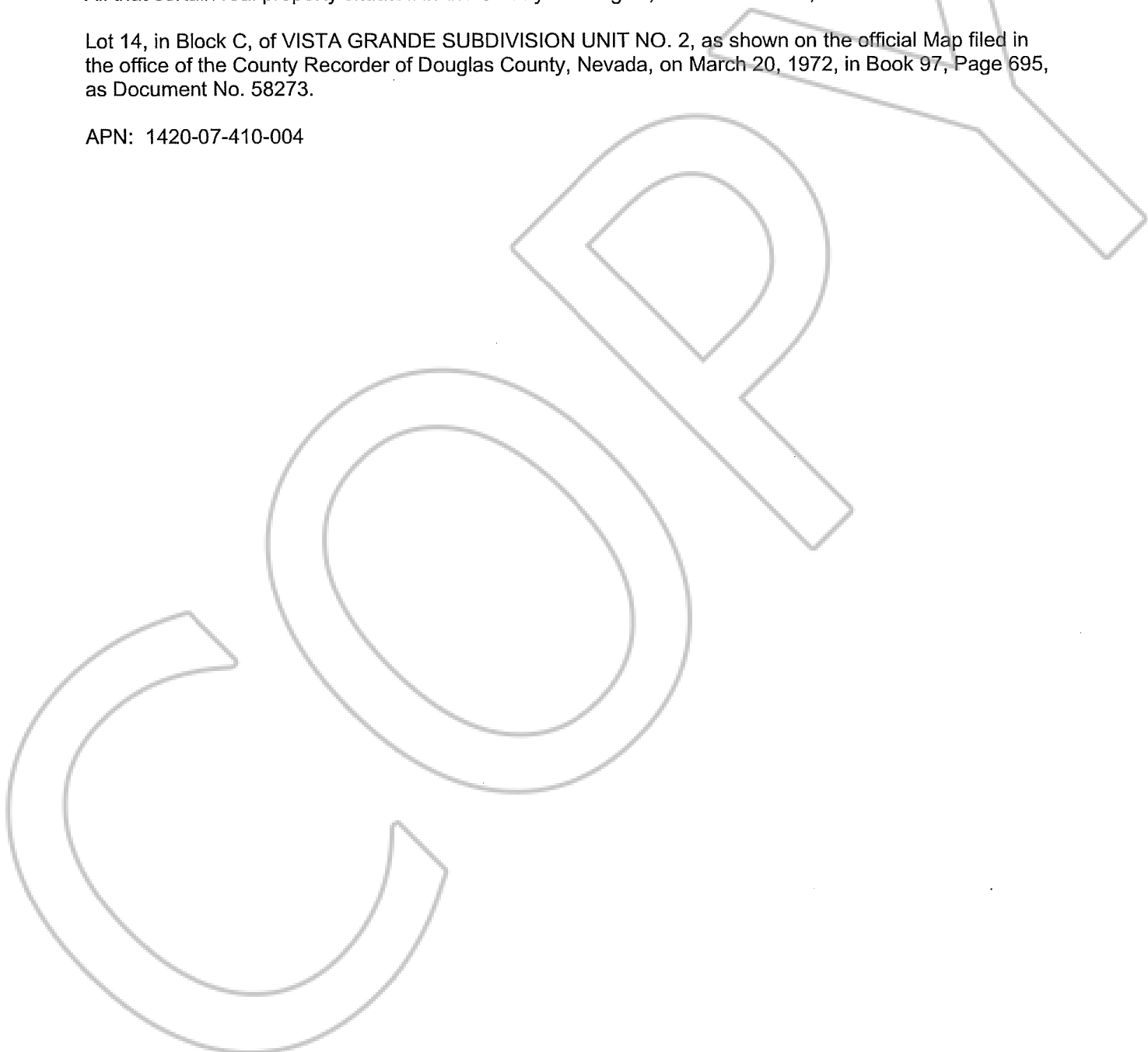
Escrow No.: 2201123

The land referred to herein is situated in the State of Nevada, County of Douglas, City of Carson City and described as follows:

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

Lot 14, in Block C, of VISTA GRANDE SUBDIVISION UNIT NO. 2, as shown on the official Map filed in the office of the County Recorder of Douglas County, Nevada, on March 20, 1972, in Book 97, Page 695, as Document No. 58273.

APN: 1420-07-410-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-410-004
 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 \$ 100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 100,000.00
 d. Real Property Transfer Tax Due \$ 390.00

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 *Timothy John Daquioag* Capacity Grantor
 Signature *RAHB Properties Series 1, LLC* Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Timothy John Daquioag
 Address: 488 Meek Ave
 City: Hayward
 State: CA Zip: 94541

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RAHB Properties Series 1, LLC
 Address: 1674 N Virginia St., Suite 13173
 City: Reno
 State: NV Zip: 89507

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2201123 ASK
 Address: 3610 Mayberry Dr
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED