

DOUGLAS COUNTY, NV **2024-1003920**
RPTT:\$3607.50 Rec:\$40.00
\$3,647.50 Pgs=2 **01/16/2024 03:12 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

| | |
|-------------------------|-----------------|
| A.P.N. No.: | 1419-01-610-001 |
| R.P.T.T. | \$3,607.50 |
| File No.: | 2180357 KDJ |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To: | |
| Cris Converse | |
| 17495 Jordon Road | |
| Sisters, OR 97759 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Quail Creek Estates, Inc., a Nevada Corporation** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Cris Converse, a single woman**, 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 as shown on the FINAL SUBDIVISION MAP DP 18-0391 OF QUAIL CREEK ESTATES, filed for record in the office of the Douglas County Recorder, State of Nevada, on February 7, 2022 as File No. 2022-980814, Official Records.

*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.

Dated: 1/12/24

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

Quail Creek Estates, Inc., a Nevada corporation


[Signature]
Sam Landis, President

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 12th day of January, 2024
By: Sam Landis as President of Quail Creek Estates, Inc., a Nevada corporation

Signature: [Signature]
Notary Public

My Commission Expires: 4-1-25

 AMY GUTIERREZ
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 09-10312-3 - Expires April 1, 2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-01-610-001
 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 \$ 925,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 925,000.00
 d. Real Property Transfer Tax Due \$ 3,607.50

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%
 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 *[Handwritten Signature]* Capacity _____ Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Quail Creek Estates, Inc., a Nevada Corporation
 Address: PO Box 1724
 City: Carson City
 State: NV Zip: 89702

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Cris Converse
 Address: 17495 Jordon Road
 City: Sisters
 State: OR Zip: 97759

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2180357 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED