

DOUGLAS COUNTY, NV **2024-1004224**
RPTT:\$1891.50 Rec:\$40.00
\$1,931.50 Pgs=3 **01/25/2024 08:53 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1320-33-817-018
R.P.T.T.: \$1,891.50
Escrow No.: 23036379-SA
When Recorded Return To:
MGA Enterprises, LLC, a Nevada Limited
Liability Company, Series 1383 Brooke Way
2705 Kaleb Court
Minden, NV 89423

Mail Tax Statements to:
MGA Enterprises, LLC, a Nevada Limited
Liability Company, Series 1383 Brooke Way
2705 Kaleb Court
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Melissa D. McGrath and Kris Melnick, Successor Co-Trustees of The F & R. Burger Trust dated 2/28/1995 and amended 9/19/195, 8/22-/1997, 5/12-/1999, 5/15/2001, 2/23/2007 and 3/17/2011

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

MGA Enterprises, LLC, a Nevada Limited Liability Company, Series 1383 Brooke Way

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

Lot 18, in Block D, of Final Subdivision Map for Chichester Estates, Phase 12, Map #1006-12, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 8th, 2004, as Document No. 601490.

Assessors Parcel No.: 1320-33-817-018

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 22 day of January, 2024.

The F & R. Burger Trust dated 2/28/1995 and amended 9/19/195, 8/22-/1997, 5/12-/1999, 5/15/2001, 2/23/2007 and 3/17/2011

BY: Melissa McGrath
Melissa D. McGrath
Successor Co-Trustee

BY: _____
Kris Melnick
Successor Co-Trustee

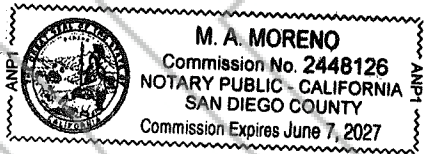
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

This instrument was acknowledged before me on this 22 day of JANUARY, 2024 by
Melissa D. McGrath,

[Signature]

Notary Public



STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Kris
Melnick,

Notary Public

Dated this 22nd day of January, 2024.

The F & R. Burger Trust dated 2/28/1995 and amended 9/19/1995, 8/22-/1997, 5/12-/1999, 5/15/2001, 2/23/2007 and 3/17/2011

BY: _____
Melissa D. McGrath
Successor Co-Trustee

BY: Kris Melnick
Kris Melnick
Successor Co-Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by
Melissa D. McGrath,

Notary Public

STATE OF Washington

COUNTY OF Thurston

This instrument was acknowledged before me on this 22nd day of January, 2024, by Kris
Melnick,

Bruce M. Braniff
Notary Public

Notary Public
State of Washington
Bruce M Braniff
Commission No. 182303
Commission Expires 10-21-25

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-817-018
 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'/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: \$485,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$485,000.00
 d. Real Property Transfer Tax Due: \$1,891.50

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: *Corinne Haggard* Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Melissa D. McGrath and Kris Melnick, Successor Co-Trustees of The F & R. Burger Trust dated 2/28/1995 and amended 9/19/195, 8/22-/1997, 5/12-/1999, 5/15/2001, 2/23/2007 and 3/17/2011
 Address: 43 Millan Court
 City: Chula Vista
 State: CA Zip: 91910

Print Name: MGA Enterprises, LLC, a Nevada Limited Liability Company, Series 1383
 Address: Brooke Way
 City: 2705 Kaleb Court
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036379-SA
 Address: 1352 Hwy 395, Ste 114
 City Gardnerville State: NV Zip: 89410