

DOUGLAS COUNTY, NV
RPTT:\$3276.00 Rec:\$40.00
\$3,316.00 Pgs=3

2024-1004424

01/31/2024 03:53 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1319-19-710-040
R.P.T.T.: \$3,276.00
Escrow No.: 24039133-DR
When Recorded Return To:
Bradley Buchar
4416 The Strand Apartment B
Manhattan Beach, CA 90266

Mail Tax Statements to:
Bradley Buchar
4416 The Strand Apartment B
Manhattan Beach, CA 90266

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Peter Matthew Antall, a married man as his sole and separate property

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

Bradley Buchar, a single man

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

Lot 417A, of Amended Map of Summit Village, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 17th, 1968, as Document No. 42231, and on Second Amended Map recorded on January 13, 1969 as Document No. 43419, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1319-19-710-040

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

Dated this 30th day of January, 2024.


Peter Matthew Antall

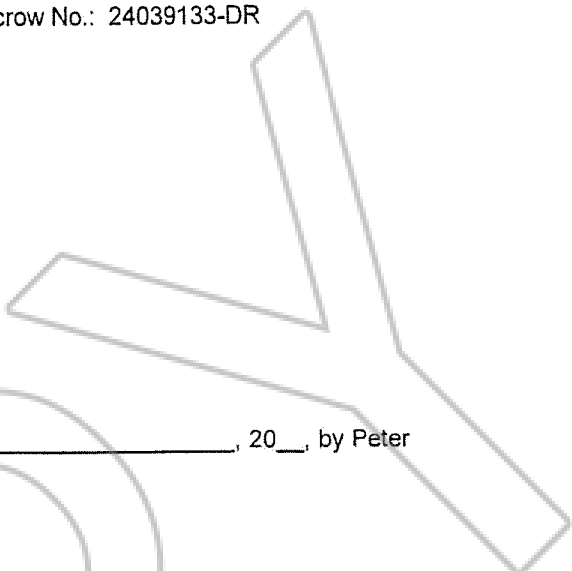
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Peter Matthew Antall.

Notary Public

✓
CFO AM
PMT
01/30/2024



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.

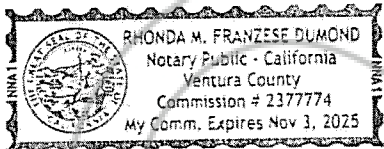
State of California

County of Ventura

On Jan 30 2024 before me, Rhonda M. Franze Dumond - Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Peter Matthew Ahtall
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: _____ Number of Pages: 3

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: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-710-040
 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: \$840,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$840,000.00
 d. Real Property Transfer Tax Due: \$3,276.00
4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 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: _____ Capacity: _____ Grantor
 Signature: *Peter Matthew Antall* Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Peter Matthew Antall</u>	Print Name: <u>Bradley Buchar</u>
Address: <u>187 Via Colinas</u>	Address: <u>4416 The Strand Apartment B</u>
City: <u>Thousand Oaks</u>	City: <u>Manhattan Beach</u>
State: <u>CA</u> Zip: <u>91362</u>	State: <u>California</u> Zip: <u>90266</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039133-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED