

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=3

2024-1004452

02/02/2024 09:27 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-075
R.P.T.T.: \$3,510.00
Escrow No.: 24039081-SA
When Recorded Return To:
The William Michael Fagen 2005 Trust
P.O. Box 703
Zephyr Cove, NV 89448

Mail Tax Statements to:
The William Michael Fagen 2005 Trust
P.O. Box 703
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mountain Meadow Estates LLC, a Nevada Limited Liability Company

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

William Michael Fagen, Trustee of The William Michael Fagen 2005 Trust

all that real property situated in the City of Genoa, 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 29 day of January, 2024.

Mountain Meadow Estates LLC

BY: *Brandon S. Hill*
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of January, 2024, by
Brandon S. Hill, Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public

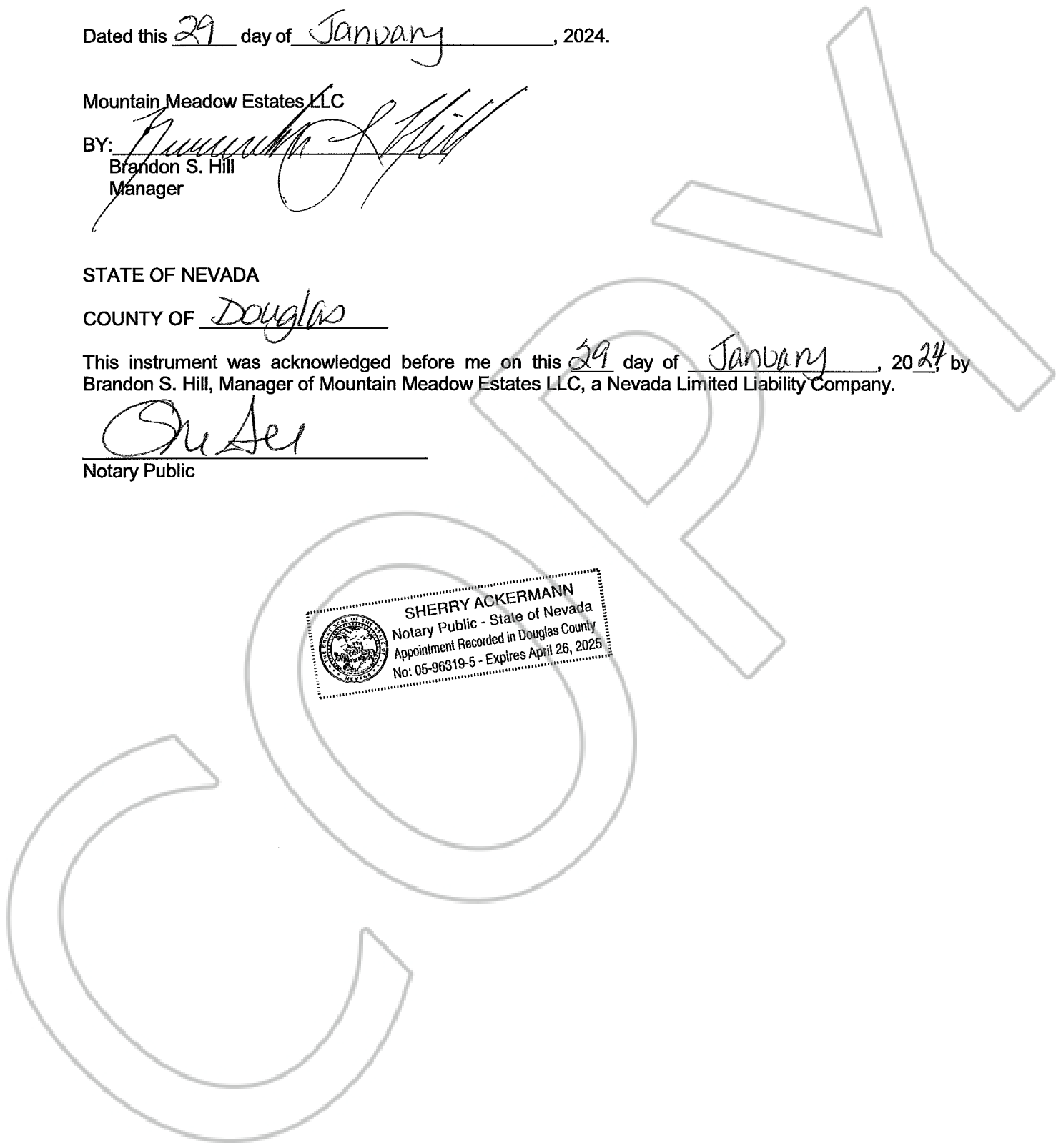
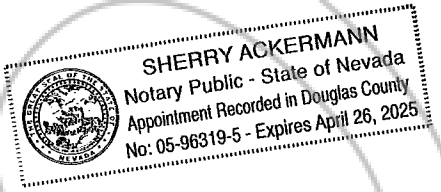


EXHIBIT "A"

Lot 75, of the Final Map of a Planned Unit Development DP 18-0201, Mountain Meadow Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on April 14th, 2021, as Document No. 2021-965462. and by Certificate of Amendment recorded February 17, 2022 as Document No. 2022-981344, Official Records.

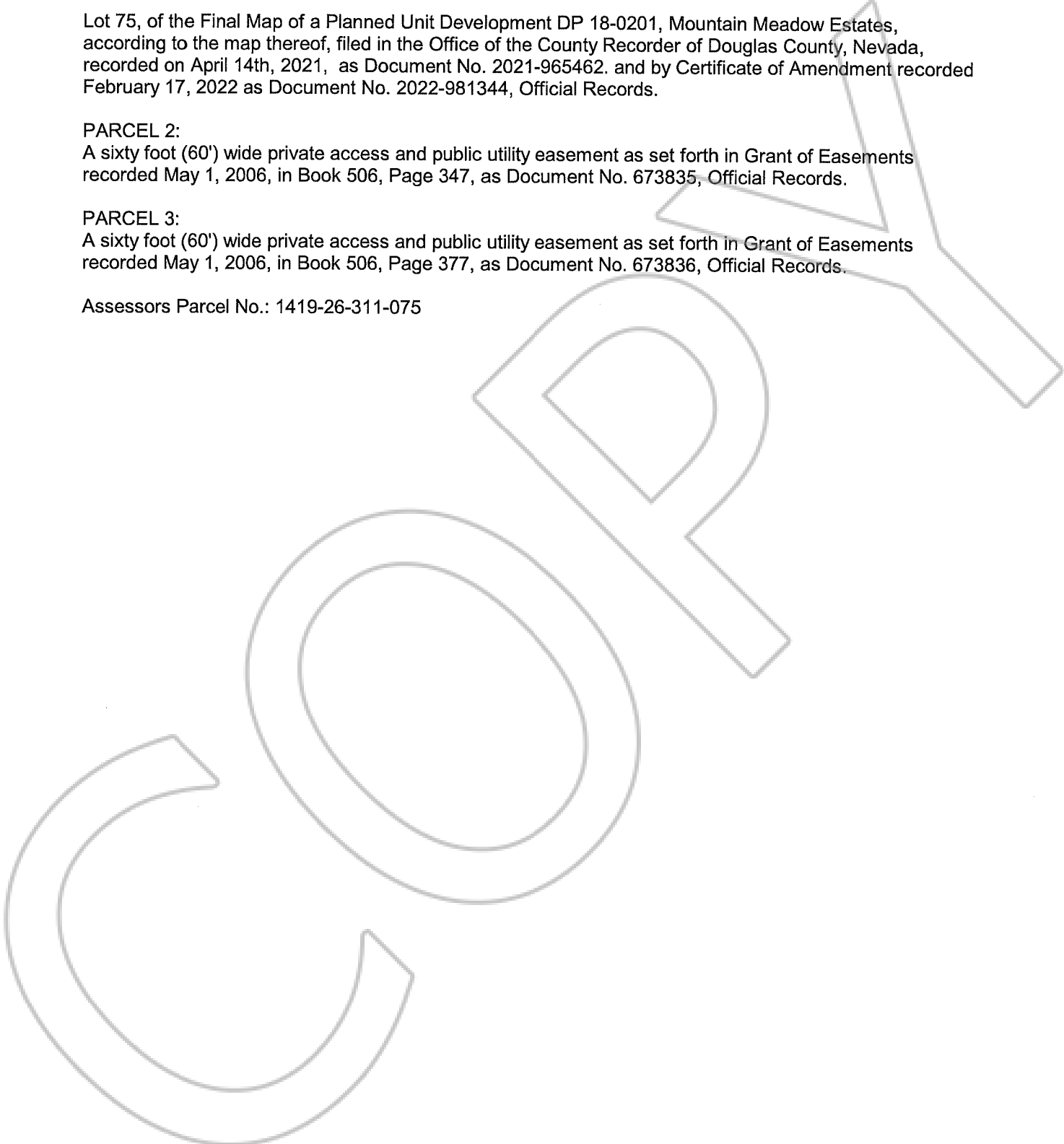
PARCEL 2:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

PARCEL 3:

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

Assessors Parcel No.: 1419-26-311-075



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-075
 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: \$900,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$900,000.00
 d. Real Property Transfer Tax Due: \$3,510.00

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: SA Capacity: _____ Grantor Escrow
 Signature: _____ Capacity: _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mountain Meadow Estates LLC
 Address: 1625 US Hwy 88, Suite 102
 City: Minden
 State: _____ Zip: 89423

Print Name: William Michael Fagen, Trustee of The William Michael Fagen 2005 Trust
 Address: P.O. Box 703
 City: Zephyr Cove
 State: Nevada Zip: 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039081-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED