

DOUGLAS COUNTY, NV  
RPTT:\$3120.00 Rec:\$40.00  
\$3,160.00 Pgs=3

**2024-1004500**

**02/05/2024 02:59 PM**

TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

**APN: 1420-29-001-011**

**RPTT: \$3,120.00**

**Escrow No.: TTL-23-2167**

**When recorded return to:**

**Matthew Carter and Georgina Carter**

**1571 Putter Court**

**Minden, NV 89460**

**Mail Tax Statement to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Heybourne Ranches, LLC a Nevada limited liability company

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Matthew Carter and Georgina Carter, husband and wife as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

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

*Signature continues on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-23-2167  
Page Two

Witness my hand(s) this 2nd <sup>February</sup> day of January, 2024. <sub>MC</sub>

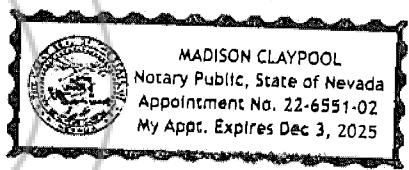
[Signature]  
By: Matthew Carter  
Its Manager

[Signature]  
By: Georgina Carter  
Its Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 2nd day of January, 2024 by Matthew Carter and Georgina Carter as managers of Heybourne Meadows, LLC, a Nevada limited liability company\*\*\* <sup>February</sup> <sub>MC</sub>

[Signature]  
NOTARY PUBLIC



## Exhibit "A"

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

Adjusted Parcel 3, of that certain Record of Survey Map, dated October 11, 2023, as Document No. 1001362, of Official Records, also being further described as;

A parcel of land located within a portion of Section 20 and 29, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of Lot 6 per the Record of Survey to Support a Boundary Line Adjustment for Bently Family Limited Partnership filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 658214, said point falling on the west side of Heybourne Road;

Thence leaving said west side of Heybourne Road, North 89°59'12" West, 594.83 feet to the POINT OF BEGINNING;

thence North 89°59'12" West, 625.23 feet;

thence North 00°56'40" East, 1,319.86 feet;

thence South 88°33'52" East, 471.47 feet;

thence North 00°32'55" West, 45.65 feet;

thence North 89°54'06" East, 154.91 feet;

thence South 00°56'40" West, 1,354.12 feet to the POINT OF BEGINNING, containing 19.00 acres, more or less.

The above legal description appeared previously in that certain Document Recorded October 11, 2023, in the office of Recorder, Douglas County, Nevada as Document No. 1001362 pursuant to NRS Section 6 BRS 111.312.

# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 1420-29-001-011
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

### 2. Type of Property:

- |  |                               |                             |                 |
|--|-------------------------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land                   | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse                  | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.                    | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural                  | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other: _____ (please specify) |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

### 3. Total Value/Sales Price of Property:

	<u>\$800,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$800,000.00</u>
Real Property Transfer Tax Due:	<u>\$3,120.00</u>

### 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 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 M. W. Wampler Capacity Grantor/Grantee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Heybourne Ranches, LLC  
 Address: 1571 Putter Court  
 City: Minden  
 State: NV Zip: 89460

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Matthew Carter  
 Address: 1571 Putter Court  
 City: Minden  
 State: NV Zip: 89460

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-23-2167  
 Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511