

APN: 1419-26-311-037
R.P.T.T.: \$2,808.00
Escrow No.: 23038949-SA
When Recorded Return To:
Jake Wolter
800 Travis Street
Folsom, CA 95630

Mail Tax Statements to:
Jake Wolter
800 Travis Street
Folsom, CA 95630

DOUGLAS COUNTY, NV **2024-1004548**
RPTT:\$2808.00 Rec:\$40.00
\$2,848.00 Pgs=2 **02/07/2024 10:38 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

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

Jake Wolter, a single man

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

Lot 37, of MOUNTAIN MEADOW ESTATES, according to the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 14th of April, 2021, as Document No. 2021-965462

APN: 1419-26-311-037

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

Dated this 18 day of January, 2024.

Mountain Meadow Estates LLC

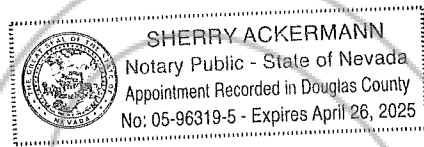
BY: *Brandon S. Hill*
Brandon S. Hill
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 18 day of January, 2024 by Brandon S. Hill, Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-037
 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: \$720,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$720,000.00
 d. Real Property Transfer Tax Due: \$2,808.00

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: BA 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: Jake Wolter
 Address: 800 Travis Street
 City: Folsom
 State: California Zip: 95630

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038949-SA
 Address: 1352 Hwy 395, Ste 114
 City Gardnerville State: NV Zip: 89410