

DOUGLAS COUNTY, NV **2024-1004640**
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=2 **02/09/2024 03:41 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-03-111-019
R.P.T.T.	\$2,398.50
File No.:	2229117 SAB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Daniel C. Morris and Elke G. Scholz-Morris	
PO Box 1976	
Gardnerville, NV 89410-1976	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Catamount Properties 2018, LLC, a Delaware Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Daniel C. Morris and Elke G. Scholz-Morris, husband and wife, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 19 in Block B as shown on the Map entitled STODICK ESTATES SOUTH, PHASE 2, in the County of Douglas, State of Nevada, filed June 6, 2005, as Document No. 646056 in the office of the County Recorder of said County.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Catamount Properties 2018, LLC, a Delaware Limited Liability Company
By Its Manager Wedgewood, LLC, a Delaware Limited Liability Company

By: EP
Eric Borgeson, Authorized Agent

State of Nevada)
County of Clark) ss

This instrument was acknowledged before me on the 7th day of February, 2024
By: Eric Borgeson as Authorized Agent of Catamount
Properties 2018, LLC, a Delaware Limited Liability Company

Signature: E Tellez
Notary Public

My Commission Expires: 1-03-2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-03-111-019
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 615,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 615,000.00
 d. Real Property Transfer Tax Due \$ 2,398.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 that 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 [Signature] Capacity Agent for Grantor
 Signature [Signature] Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Catamount Properties 2018, LLC, a Delaware Limited Liability Company
 Address: 2320 Potosi Street, #130
 City: Las Vegas
 State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Daniel C. Morris and Elke G. Scholz-Morris
 Address: PO Box 1976
 City: Gardnerville
 State: NV Zip: 89410-1976

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2229117 SAB
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED