

DOUGLAS COUNTY, NV **2024-1004665**
RPTT:\$1023.75 Rec:\$40.00
\$1,063.75 Pgs=2 **02/12/2024 01:42 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-34-601-016
R.P.T.T.: \$1,023.75
Escrow No.: 24039475-SA
When Recorded Return To:
Scott D. & Laurene K. Duke Montgomery
Living Trust, Dated July 29, 2006 as
Amended and Restated on November 27,
2018
4500 Pepperwood Ave
Long Beach, CA 90808

Mail Tax Statements to:
Scott D. & Laurene K. Duke Montgomery
Living Trust, Dated July 29, 2006 as
Amended and Restated on November 27,
2018
4500 Pepperwood Ave
Long Beach, CA 90808

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

East Valley View, LLC, a Nevada limited liability company

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

Scott D. Montgomery and Laurene K. Duke Montgomery, Trustees of Scott D. & Laurene K. Duke Montgomery Living Trust, Dated July 29, 2006 as Amended and Restated on November 27, 2018

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

Parcel 3, of Parcel Map DP 19-0495 for East Valley View, LLC, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 7th, 2022, as Document No. 2022-979499

Assessors Parcel No.: 1420-34-601-016

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

Dated this 5 day of February, 2024.

East Valley View, LLC, a Nevada limited liability company

The Quails Nest Trust DTD 1999

BY: *William W. Nichols*

By: William W. Nichols
Manager & Trustee

C&R DeCarlo 1993 Trust

BY: *Ricky P. DeCarlo*

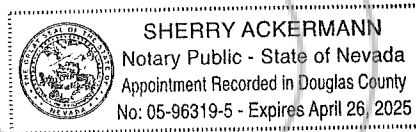
By: Ricky P. DeCarlo
Manager & Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of February, 2024 by William W. Nichols, as Manager and Ricky Paul DeCarlo, as Manager of East Valley View, LLC, a Nevada limited liability company. SA

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-601-016
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$262,500.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$262,500.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,023.75</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: 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: *Cynthia Haggard* Capacity: Grantor Escrow

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: East Valley View, LLC, a Nevada limited liability company

Address: 220 Sheridan Creek Court

City: Gardnerville

State: NV Zip: 89460

Print Name: Scott D. Montgomery and Laurene K. Duke Montgomery, Trustees of Scott D. & Laurene K. Duke Montgomery Living Trust, Dated July 29, 2006 as Amended and Restated on November 27, 2018

Address: 4500 Pepperwood Ave

City: Long Beach

State: California Zip: 90808

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039475-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410