

DOUGLAS COUNTY, NV **2024-1004689**
RPTT:\$1575.60 Rec:\$40.00
\$1,615.60 Pgs=3 02/13/2024 10:15 AM
TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

APN: 1121-05-512-018

RPTT: 1,575.60

Escrow No.: TTL-24-2238

When recorded return to:

Molly James and Kyle James

245 Walker Street

Gardnerville, NV 89410

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Home Buyers Solution, 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 Molly James and Kyle James, wife and husband as joint tenants

All that real property situated in the City of Gardnerville, 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-24-2238
Page Two

Witness my hand(s) this 12th day of February, 2024.


By: Scout McNealy
Its Manager

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 12th day of February, 2024 by Scout McNealy as manager of ~~XXXXXXXXXX~~ Solution, LLC, a Nevada limited liability company***
Home Buyers


NOTARY PUBLIC

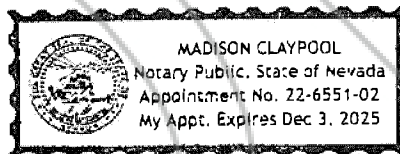


Exhibit "A"

Lot 61, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 3, filed in the office of the Douglas County Recorder on September 10, 2002, in Book 0902, Page 2510, File No. 551762; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883;

EXCLUDING any-and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1121-05-512-018
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-------------------------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" 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>\$404,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$404,000.00</u>
Real Property Transfer Tax Due:	<u>\$1,575.60</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 [Handwritten Signature] Capacity Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) **Home Buyers**
 Print Name: XXXXXXXXX Solution, LLC
 Address: 245 Walker Street
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Molly James
 Address: 245 Walker Street
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Toiyabe Title Escrow # TTL-24-2238
 Address: 5496 Reno Corporate Drive
 City: Reno State: NV Zip: 89511