

A.P.N.: 1220-09-419-004  
File No: 143-2670676 (et)  
R.P.T.T.: \$5,070.00

When Recorded Mail To: Mail Tax Statements To:  
Wojtek T. Nowak  
912 Holstein Court  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

203, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wojtek T. Nowak, an unmarried man

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

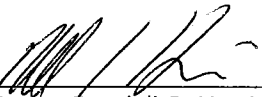
**LOT 4, AS SHOWN ON FINAL SUBDIVISION MAP (LDA 18-007) FOR HOLSTEIN COURT, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON MARCH 22, 2021 AS DOCUMENT NO. 2021-963934 OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

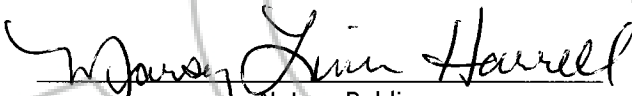
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


203, LLC, a Nevada limited liability company

By:   
Name: Randall S. Harris  
Title: Authorized Signor

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on February 9, 2024 by **Randall S. Harris, Authorized Signor** .

  
Notary Public  
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2670676.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-09-419-004  
 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  
 i)  Other \_\_\_\_\_

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

3. a) Total Value/Sales Price of Property: \$1,300,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,300,000.00  
 d) Real Property Transfer Tax Due \$5,070.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: \_\_\_\_\_

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: 203, LLC

Print Name: Wojtek T. Nowak

Address: 1650 HWY 395 N STE 203

Address: 912 Holstein Court

City: MINDEN

City: Gardnerville

State: NV      Zip: 89423

State: NV      Zip: 89460

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

First American Title Insurance

File Number: 143-2670676 et/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)