

DOUGLAS COUNTY, NV  
RPTT:\$3217.50 Rec:\$40.00  
\$3,257.50 Pgs=3  
TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

**2024-1005021**

**02/23/2024 01:21 PM**

**APN: 1220-10-310-006**

**RPTT: \$:xxxxxx \$3217.50**

**Escrow No.: TTL-24-2232**

**When recorded return to:**

**Justin Keys and Jessica Keys**

**1460 Glenwood Drive**

**Gardnerville, NV 89460**

**Mail Tax Statement to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That Goshute, 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 Justin Keys and Jessica Keys, husband and wife as joint tenants

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

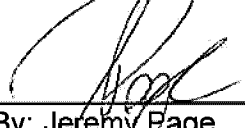
See Exhibit "A" attached hereto and made a part hereof.

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-24-2232  
Page Two

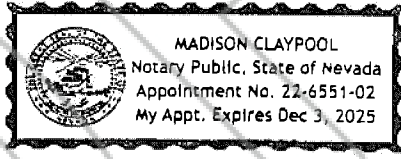
Witness my hand(s) this 30 day of January, 2024.  
Goshute LLC, a Nevada limited liability company

  
\_\_\_\_\_  
By: Jeremy Page  
Its Manager

STATE OF NEVADA  
COUNTY OF WASHOE

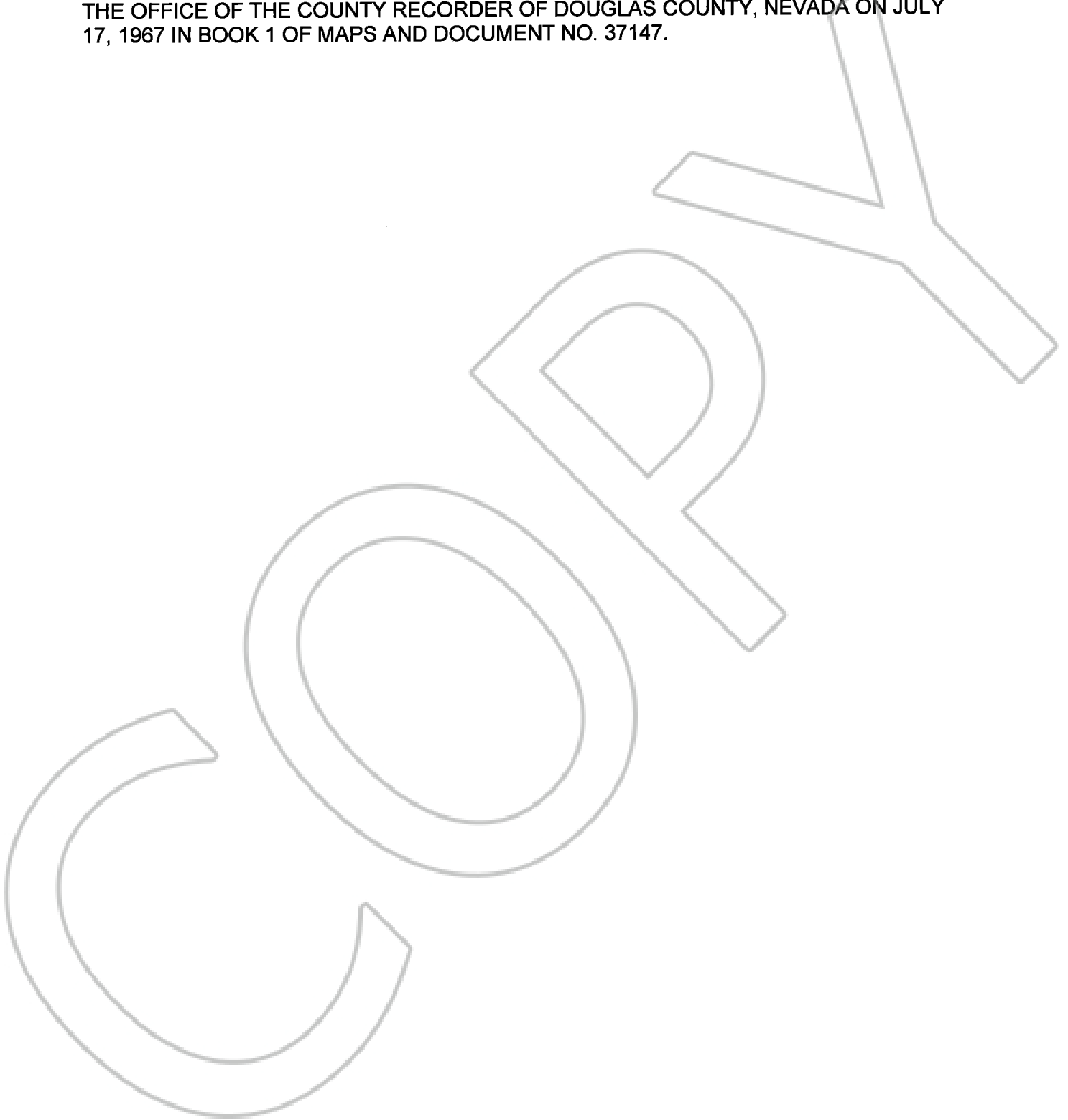
This instrument was acknowledged before me on this 30 day of January, 2024 by Jeremy Page as manager of Goshute, LLC, a Nevada limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**

Lot 31, COUNTRY CLUB ESTATES, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 17, 1967 IN BOOK 1 OF MAPS AND DOCUMENT NO. 37147.



# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 1220-10-310-006
- 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>\$825,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$0.00</u>
Transfer Tax Value:	<u>\$825,000.00</u>
Real Property Transfer Tax Due:	<u>\$3,217.50</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 Buyer/Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Goshute, LLC  
 Address: 1460 Glenwood Drive  
 City: Gardnerville  
 State: NV Zip: 89460

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Justin Keys and Jessica Keys  
 Address: 1460 Glenwood Drive  
 City: Gardnerville  
 State: NV Zip: 89460

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Toiyabe Title Escrow # TTL-24-2232  
 Address: 5496 Reno Corporate Drive  
 City: Reno State: NV Zip: 89511