

DOUGLAS COUNTY, NV **2024-1005050**
RPTT:\$1478.10 Rec:\$40.00
\$1,518.10 Pgs=2 **02/26/2024 11:03 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Jennifer N. Ospenson
Nils Sten Ospenson II
P.O BOX 17604
South Lake Thaoe, CA 96151

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2400155-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1321-33-002-012
R.P.T.T. \$1,478.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That D&M Ventures LLC a Nevada limited liability company
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Jennifer N. Ospenson and Nils Sten Ospenson II, wife and
husband as joint tenants with right of survivorship

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

**Parcel 1 as shown on Parcel Map for D & M Ventures, according to the map thereof, filed in the office of the
County Recorder of Douglas County, State of Nevada, on February 14, 2022, as File No. 2022-981323, Official
Records.**

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

Signature and notary acknowledgement on page two.

D&M Ventures LLC a Nevada limited liability company

[Signature]
Zack Doane, Managing Manager

D&M Ventures LLC a Nevada limited liability company

[Signature]
Jess Merrithew, Managing Manager


STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 2/15/2024
by Zach Doane and Jess Merrithew

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400155.

 RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment recorded in Douglas County
99-54931-5 - Expires: April 10, 2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1321-33-002-012
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 379,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 379,000.00
 d. Real Property Transfer Tax Due: \$ 1,478.10

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
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: D&M Ventures LLC a Nevada limited liability company
 Address: PO Box 59
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jennifer N. Ospenson and Nils Sten Ospenson II
 Address: P.O BOX 17604
 City: South Lake Tahoe
 State: CA Zip: 96151

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400155-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED