

APN: 1220-11-001-035
R.P.T.T.: \$1,170.00
Escrow No.: 24039760-SA
When Recorded Return To:
The Ithurburu Family Trust, dated August
11, 2023
936 Rainshadow Way
Gardnerville, NV 89460

Mail Tax Statements to:
The Ithurburu Family Trust, dated August
11, 2023
936 Rainshadow Way
Gardnerville, NV 89460

DOUGLAS COUNTY, NV
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=3
2024-1005055
02/26/2024 11:16 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Garcia, a married man, as his sole and separate property

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

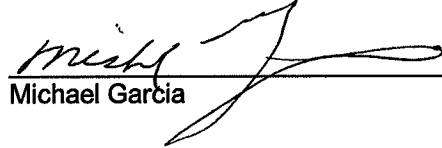
John Ithurburu and Marilyn Ithurburu, Trustees of The Ithurburu Family Trust, dated August 11, 2023 and 2PKC, LLC, a Nevada Limited Liability Company

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 22 day of February, 2024.


Michael Garcia

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 22 day of February, 2024, by Michael Garcia.

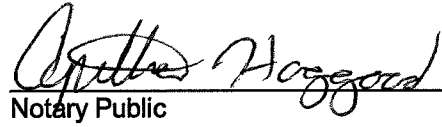

Notary Public



EXHIBIT "A"

All that portion of the Southeast Quarter of the Northeast Quarter of Section 11, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 2, of Parcel Map #LDA 00-001 for Kevin O' Brien, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 17th, 2000, in Book 0700 Page 2278, Document No. 495841.

Assessors Parcel No.: 1220-11-001-035



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-11-001-035
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: single family residential with minor improvements _____

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

3. a. Total Value/Sale Price of Property: \$300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$300,000.00
 d. Real Property Transfer Tax Due: \$1,170.00

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: *Michael Garcia* Capacity: Grantor Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Garcia
 Address: 1826 Sullivan Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Ithurburu and Marilyn Ithurburu, Trustees of The Ithurburu Family Trust, dated August 11, 2023 and 2PKC, LLC, a Nevada Limited Liability Company
 Address: 936 Rainshadow Way
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039760-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410