

APN/Parcel ID(s): 1320-05-002-027

Order No.: TTR2400013-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Ceballos Enterprises LLC a Nevada limited liability company
1032 Stephanie Way
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$1,657.50

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

Ray Keara Martin Properties LLC a Nevada Limited Liability Company,

do(es) hereby GRANT, BARGAIN AND SELL to

Ceballos Enterprises LLC a Nevada limited liability company

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 3/1/2024

Ray Keara Martin Properties LLC

BY: 

Keara Huddleson, Managing Member

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 1 day of March 2024, by
Keara Huddleson, Managing Member

Notary Public

[SEAL]

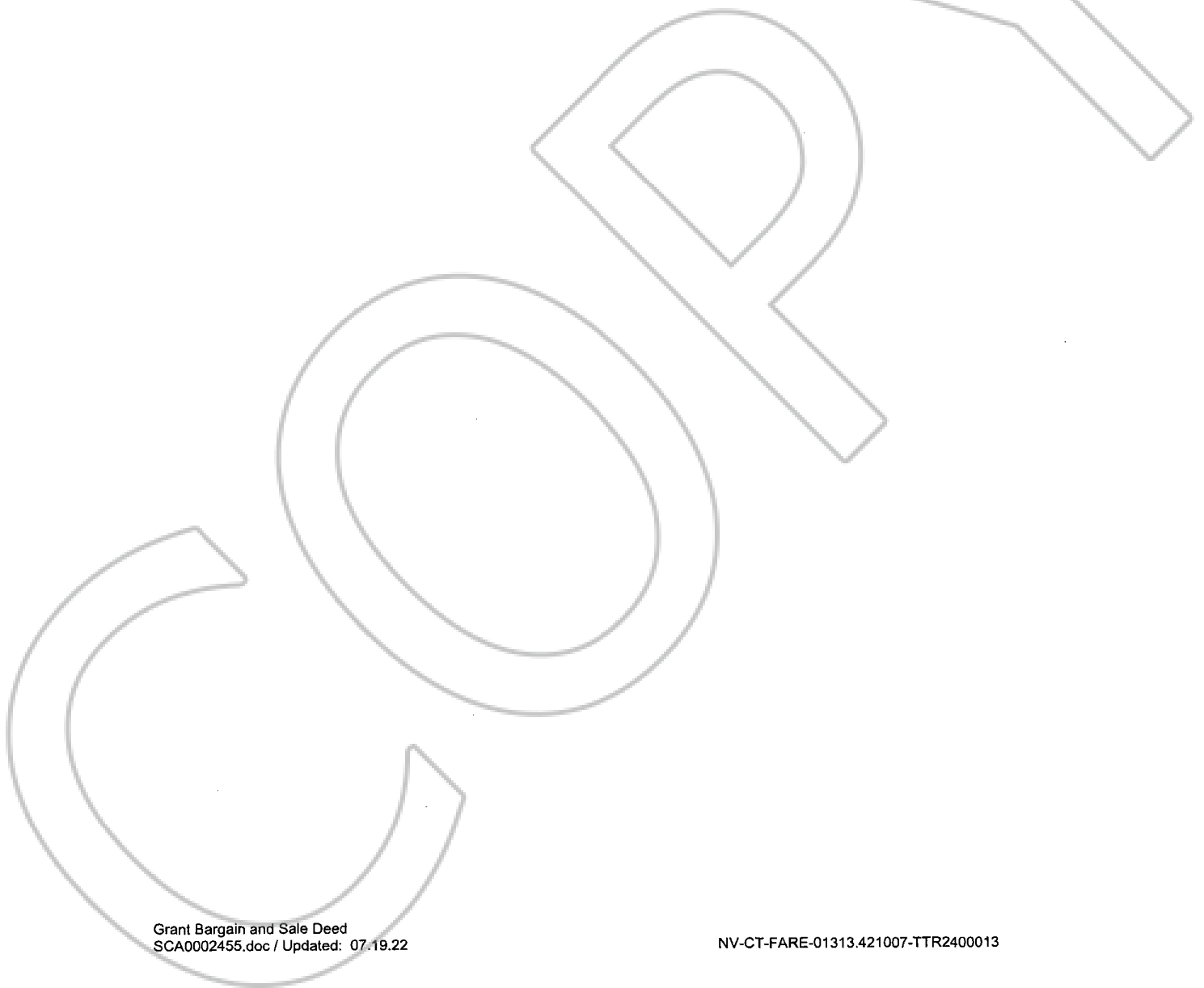


RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment recorded in Douglas County
99-54831-6 - Expires: April 10, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-05-002-027

Lot 13 as shown on the official plat of Nowlin Road Subdivision, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 24, 2021, as File No. 2021-968001, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-05-002-027
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 425,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 425,000.00
 d. Real Property Transfer Tax Due \$ 1,657.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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: Ray Keara Martin Properties LLC
 Address: PO Box 1269
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ceballos Enterprises LLC a Nevada limited liability company
 Address: 1032 Stephanie Way
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2400013
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410