

DOUGLAS COUNTY, NV **2024-1005221**
RPTT:\$721.50 Rec:\$40.00
\$761.50 Pgs=2 **03/01/2024 01:21 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-410-004
R.P.T.T.	\$ 721.50
File No.:	2247819 ASK
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Joshua Foster and Dawnne Hirt	
997 Ridgeview Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RAHB Properties Series 1, LLC**, a Nevada series limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joshua Foster and Dawnne Hirt, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 14, in Block C, of VISTA GRANDE SUBDIVISION UNIT NO. 2, as shown on the Official Map filed in the office of the County Recorder of Douglas County, Nevada, on March 20, 1972, in Book 97, Page 695, as Document No. 58273.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Feb. 29, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.


RAHB Properties Series 1, LLC, a series company
of RAHB Properties Series 1, LLC, a Nevada
Series limited Liability Company

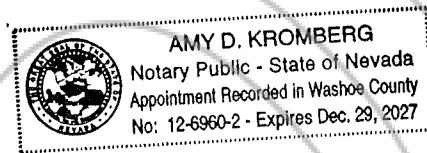
By: FAWP, LLC, a Nevada limited liability company,
it's manager

By: 
Alex R. Ficco, Manager

State of Nevada)
County of Washoe) ss
~~Douglas~~)

This instrument was acknowledged before me on the 29 day of February, 2024
By: Alex R. Ficco as Manager of RAHB Properties Series 1, LLC

Signature: 
Notary Public
Amy Kromberg
My Commission Expires: 12.29.27



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-410-004
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 185,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 185,000.00
 d. Real Property Transfer Tax Due \$ 721.50

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  Capacity Grantor
 Signature  Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: RAHB Properties Series 1, LLC
 Address: 1674 N Virginia St, #13173
 City: Reno
 State: NV Zip: 89507

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Joshua Foster and Dawnne Hirt
 Address: 997 Ridgeview Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2247819 ASK
 Address: 3610 Mayberry Dr
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED