

DOUGLAS COUNTY, NV  
RPTT:\$3295.50 Rec:\$40.00  
\$3,335.50 Pgs=2

**2024-1005353**

**03/07/2024 11:46 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-041  
R.P.T.T.: \$3,295.50  
Escrow No.: 24039881-SA  
When Recorded Return To:  
Steven Von Schondorf, Jr.  
4479 Creek Ford Tree  
Duluth, GA 30096

Mail Tax Statements to:  
Steven Von Schondorf, Jr.  
4479 Creek Ford Tree  
Duluth, GA 30096

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Mountain Meadow Estates LLC, a Nevada Limited Liability Company**

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

**Steven Von Schondorf, Jr., a single man and Kathleen Serrano, a single woman, as joint tenants with right of survivorship**

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

Lot 41, of MOUNTAIN MEADOW ESTATES, according to the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on 14th of April, 2021, as Document No. 2021-965462.

APN: 1419-26-311-041

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

Dated this 6 day of March, 2024.

Mountain Meadow Estates LLC

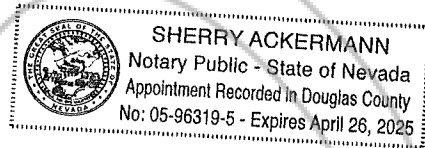
BY: [Signature]  
Brandon S. Hill  
Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 6 day of March, 2024 by  
Brandon S. Hill, Manager of Mountain Meadow Estates LLC, a Nevada Limited Liability Company.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-26-311-041  
 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: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$845,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$845,000.00  
 d. Real Property Transfer Tax Due: \$3,295.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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: *SA* Capacity: Grantor *Escrow*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Mountain Meadow Estates LLC  
 Address: 1625 US Hwy 88, Suite 102  
 City: Minden  
 State: \_\_\_\_\_ Zip: 89423

Print Name: Steven Von Schondorf, Jr. and Kathleen Serrano  
 Address: 4479 Creek Ford Tree  
 City: Duluth  
 State: Georgia Zip: 30096

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039881-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410