

DOUGLAS COUNTY, NV
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=3

2024-1005453

03/11/2024 02:09 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-11-002-069

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Donovan Meckes and Suzanne Meckes
3403 Alura Lane
Carson City NV 89705

Escrow No.: ZC3728-JL

RPTT \$1,462.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Freedom Ranch Development Company, 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:

**Donovan Meckes and Suzanne Meckes, Husband and Wife as Joint Tenants With Right of
Survivorship**

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Freedom Ranch Development Company, LLC, a Nevada Limited Liability Company


By: Brett Yochheim, Manager


By: Rafal Bogowski, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on

3-7-2024

by Brett Yochheim & Rafal Bogowski


Notary Public

(seal)

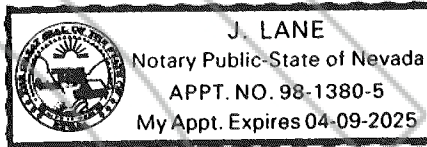
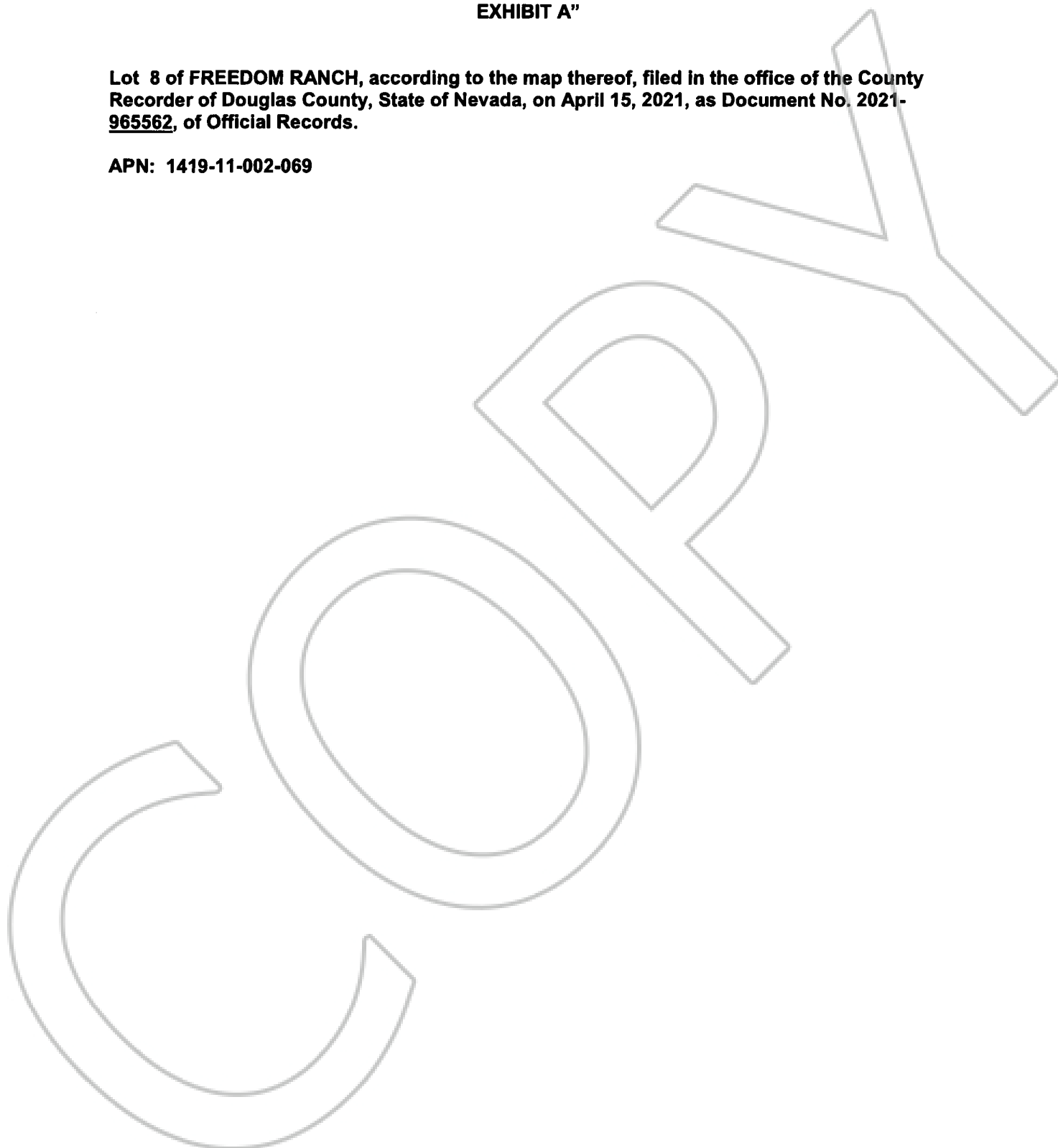


EXHIBIT A"

Lot 8 of FREEDOM RANCH, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 2021, as Document No. 2021-965562, of Official Records.

APN: 1419-11-002-069



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-11-002-069
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$375,000.00
Transfer Tax Value \$375,000.00
Real Property Transfer Tax Due: \$1,462.50

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 _____

Grantor _____

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION

(Required)

Freedom Ranch
Development Company,
LLC, a Nevada Limited
Liability Company
Print Name: _____
Address: PO Box 121
Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION

(Required)

Donovan Meckes
Print Name: _____
Address: 3403 Alura Lane
Carson City NV 89705

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

Print Name: Signature Title Company LLC Escrow #: ZC3728-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED