

DOUGLAS COUNTY, NV **2024-1005581**  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=2 **03/14/2024 08:48 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-30-511-027
R.P.T.T.	\$2,535.00
File No.:	2257393 BA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Kirk L. Wadman, Trustee of the Wadman Living Trust dated May 20, 2008, and any amendments thereto	
P.O. Box 951	
Hermosa Beach CA 90254	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Bella Casa Minden, LLC., a Nevada Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Kirk L. Wadman, Trustee of the Wadman Living Trust dated May 20, 2008, and any amendments thereto**, 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 34, in Block F, as set forth on Final Subdivision Map Planned Unit Development PD 02-04 for LA COSTA AT MONTE VISTA PHASE 1, filed for record in the office of the Douglas County Recorder, State of Nevada, on April 25, 2005 in Book 0405, at Page 9815, as Document No. 642625, of Official Records.

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: March 6, 2024

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1320-30-511-027  
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                      \$ 650,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 650,000.00  
d. Real Property Transfer Tax Due                                \$ 2,535.00

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%  
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: Bella Casa Minden, LLC., a Nevada  
Limited Liability Company  
Address: 1638 Broken Bow Road  
City: Gardnerville  
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
Print Name: Wadman Living Trust  
Address: P.O. Box 951  
City: Hermosa Beach  
State: CA Zip: 90254

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Stewart Title Company Escrow # 2257393 BA  
Address: 1362 Hwy 395, Suite 109  
City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED