

DOUGLAS COUNTY, NV  
RPTT:\$3502.20 Rec:\$40.00  
\$3,542.20 Pgs=2  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

**2024-1006174**

**03/29/2024 01:09 PM**

APN: 1419-26-311-070  
R.P.T.T.: \$3,502.20  
Escrow No.: 23036849-SA  
When Recorded Return To:  
The Hart Family 2010 Trust, dated October  
12, 2010  
5233 Fidler Avenue  
Lakewood, CA 90712

Mail Tax Statements to:  
The Hart Family 2010 Trust, dated October  
12, 2010  
5233 Fidler Avenue  
Lakewood, CA 90712

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

**James C. Hart and Susan L. Hart, Trustees of The Hart Family 2010 Trust, dated October 12, 2010**

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

**PARCEL 1:**

Lot 70, of the Final Map of a Planned Unit Development DP 18-0201, Mountain Meadow Estates, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on April 14th, 2021, as Document No. 2021-965462. and by Certificate of Amendment recorded February 17, 2022 as Document No. 2022-981344, Official Records.

**PARCEL 2:**

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

**PARCEL 3:**

A sixty foot (60') wide private access and public utility easement as set forth in Grant of Easements recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

Assessors Parcel No.: 1419-26-311-070

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

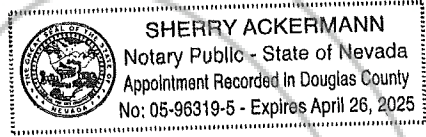
BY: *Brandon S. Hill*  
Brandon S. Hill  
Manager

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.

*Sherry Ackermann*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-26-311-070  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

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

3. a. Total Value/Sale Price of Property: \$897,569.50  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$897,569.50  
 d. Real Property Transfer Tax Due: \$3,502.20

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: BA 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

James C. Hart and Susan L. Hart,  
 Trustees of The Hart Family 2010  
 Print Name: Trust, dated October 12, 2010  
 Address: 5233 Fidler Avenue  
 City: Lakewood  
 State: California Zip: 90712

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036849-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED