

APN: 1220-21-810-236
R.P.T.T.: \$1,599.00
Escrow No.: 23036672-SA
When Recorded Return To:
SJR, LLC A California Limited Liability
Company
P.O. Box 1642
Castroville, CA 95012

Mail Tax Statements to:
SJR, LLC A California Limited Liability
Company
P.O. Box 1642
Castroville, CA 95012

DOUGLAS COUNTY, NV
RPTT:\$1599.00 Rec:\$40.00
\$1,639.00 Pgs=3
2024-1006399
04/05/2024 12:14 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stephen Walsh, Public Administrator of The Estate of David M. Campbell pursuant to case number 2024-PB-00021 recorded concurrently herewith

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

Stanley Silva, Jr., Owner of SJR LLC

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 3 day of April, 2024.

The Estate of David M. Campbell

BY: Stephen Walsh
Stephen Walsh
Public Administrator

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 3 day of April, 2024 by Stephen Walsh, as Public Administrator, Personal Representative of The Estate of David M. Campbell.

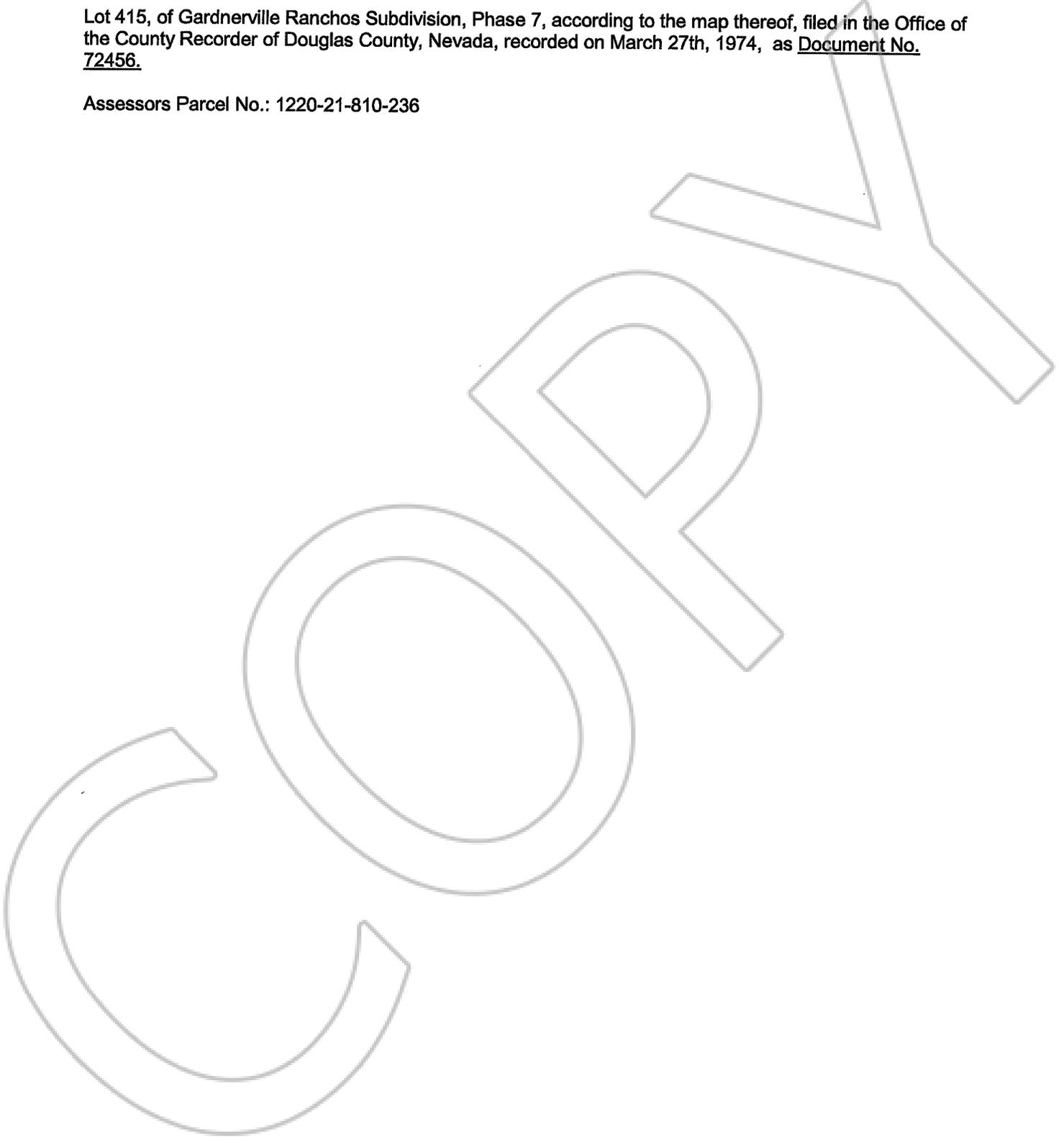
Cynthia Haggard
Notary Public



EXHIBIT "A"

Lot 415, of Gardnerville Ranchos Subdivision, Phase 7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 27th, 1974, as Document No. 72456.

Assessors Parcel No.: 1220-21-810-236



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-810-236
 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: | <u>\$410,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$410,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$1,599.00</u> |

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: *DA* Capacity: Grantor Escrow

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Estate of David M. Campbell
 Address: P.O. Box 1685
 City: Minden
 State: NV Zip: 89423

Print Name: Stanley Silva Jr., Owner of SJR LLC
 Address: P.O. Box 1642
 City: Castroville
 State: California Zip: 95012

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23036672-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED