

A.P.N.: 1319-19-212-051
File No: 123-2673365 (VD)
R.P.T.T.: \$2,769.00

DOUGLAS COUNTY, NV
RPTT:\$2769.00 Rec:\$40.00
\$2,809.00 Pgs=2
04/30/2024 11:53 AM
FIRST AMERICAN TITLE IV
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
RKJ Investments, LLC
44665 Loneoak Ave.
Lancaster, CA 93534

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kerry Lee Davis and Paola Chesser, married to each other, as joint tenants with rights of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

RKJ Investments, LLC, a Nevada limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel B, as shown on that certain Parcel Map for L.A. Glanville, recorded May 1, 1980, Book 580, Page 18 as Document No. 44149, Official Records of Douglas County, Nevada, said map being a Parcel Map of Lot 474, as shown on the Second Amended Map of SUMMIT VILLAGE, recorded in the Office of the County Recorder on January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Kerry Lee Davis

Kerry Lee Davis

Paola Chesser

Paola Chesser

STATE OF Texas)
 : **ss.**
COUNTY OF Collin)

This instrument was acknowledged before me on
04/25/2024 by

Kerry Lee Davis and Paola Chesser.

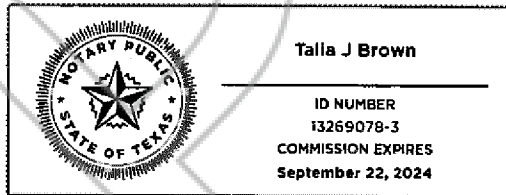
Talia J Brown

Notary Public

(My commission expires: 09/22/2024)

Electronically signed and notarized online using the Proof platform.

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
04/25/2024 under Escrow No. 123-2673365



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-212-051
- 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
- i) Other _____

| FOR RECORDERS OPTIONAL USE | |
|----------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$710,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$710,000.00
- d) Real Property Transfer Tax Due \$2,769.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Settlement Agent

Signature: _____

Capacity: _____

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

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

Print Name: Kerry Lee Davis and Paola Chesser
 Address: 103 Houlton ct.
 City: San Jose
 State: CA Zip: 95139

Print Name: RKJ Investments, LLC
 Address: 44665 Loneoak Ave.
 City: Lancaster
 State: CA Zip: 93534

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

Print Name: First American Title Insurance Company
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village

File Number: 123-2673365 VD/ vg
 State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)