

A.P.N.: 1320-30-714-002
File No: 143-2668699 (et)
R.P.T.T.: \$3,510.00

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=3
04/30/2024 02:55 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

When Recorded Mail To: Mail Tax Statements To:
ALPINE HOLDINGS NV, LLC
PO BOX 4180
Stateline , NV 89449

GRANT, BARGAIN and SALE DEED

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

Sue Onken Sanchez, a married woman as her sole and separate property

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

ALPINE HOLDINGS NV, LLC, a Nevada limited liability company

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

PARCEL 1:

BEING A PORTION OF LOT 5 AS SHOWN IN FINAL SUBDIVISION MAP PD #03-007 FOR MINDEN VILLAGE RECORDED MAY 07, 2004, IN BOOK 504, PAGE 2786, AS INSTRUMENT NO. 612540, AND PLANNED UNIT DEVELOPMENT FURTHER DESCRIBED AS FOLLOWS:

LOT 5-E, AS SET FORTH ON RECORD OF SURVEY #1 FOR MINDEN VILLAGE, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON NOVEMBER 24, 2004, IN BOOK 1104, PAGE 11844, AS INSTRUMENT NO. 630285.

PARCEL 2:

A NON-EXCLUSIVE EASEMENTS FOR THE INGRESS AND EGRESS AND PASSAGE OF VEHICLES AND PEDESTRIANS AND FOR PARKING PURPOSES AS GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS FOR MINDEN VILLAGE ASSOCIATION, RECORDED APRIL 08, 2004, IN BOOK 404, PAGE 3866 AS INSTRUMENT NO. 609732 OF OFFICIAL RECORDS, 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.

COPY

Sue Onken Sanchez

Sue Onken Sanchez

STATE OF **NEVADA**

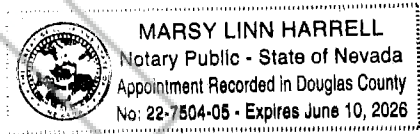
COUNTY OF **DOUGLAS**

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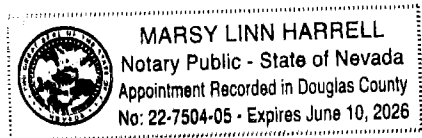
This instrument was acknowledged before me on April 26, 2024 by **Sue Onken Sanchez**.

Marsy Linn Harrell

Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2668699.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-714-002
 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: \$900,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$900,000.00
 d) Real Property Transfer Tax Due \$3,510.00

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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Sue Onken Sanchez
 Address: 1766 Torina Way
 City: Minden
 State: NV Zip: 89423

Print Name: LLC
 Address: PO BOX 4180
 City: Stateline
 State: NV Zip: 89449

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2668699 et/ et
 State: NV Zip: 89423

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