

**APN: 1220-21-610-223**

**RPTT: 2,028.00**

**Escrow No.: TTL-24-5528**

**When recorded return to:**

**Jason C. Smith**

**724 Addler Rd.**

**Gardnerville, NV 89460**

**Mail Tax Statement to:**

**Grantee same as above**

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DOUGLAS COUNTY, NV  
RPTT:\$2028.00 Rec:\$40.00  
\$2,068.00 Pgs=3

**2024-1008568**

**05/29/2024 10:36 AM**

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That ***Home Buyers Solutions LLC, a Nevada Limited Liability Company***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ***Jason C. Smith, a single man***

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

See Exhibit "A" attached hereto and made a part hereof.

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

*Signature continues on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-24-5528  
Page Two

Witness my hand(s) this 22nd day of May 2024.

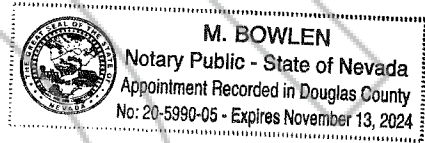
Home Buyers Solutions LLC, a Limited Liability Company

  
\_\_\_\_\_  
Jeremy Page, Managing Member

STATE OF Nevada  
COUNTY OF Douglas

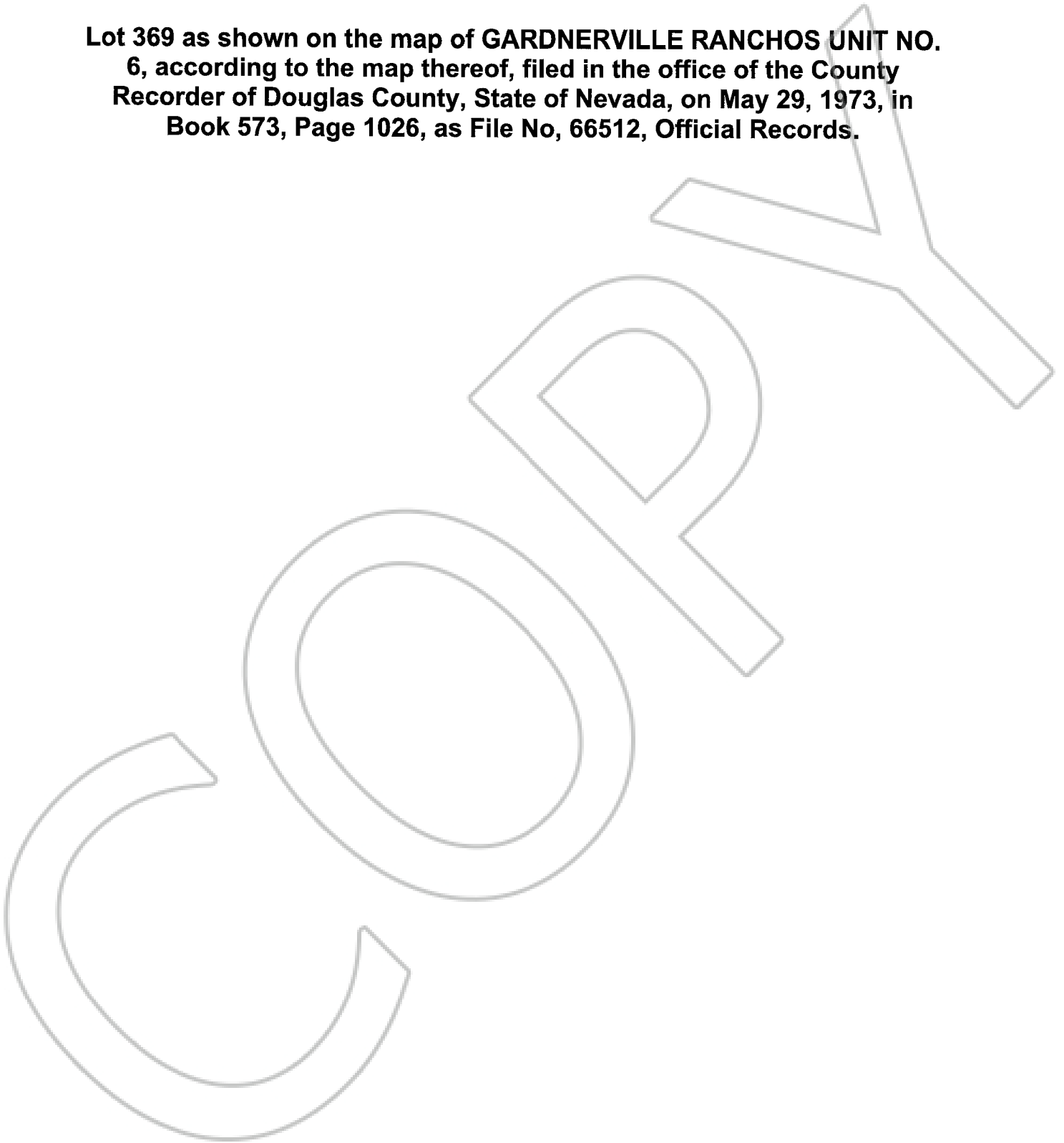
This instrument was acknowledged before me on this 22nd day of May, 2024, by  
Jeremy Page.

  
\_\_\_\_\_  
NOTARY PUBLIC



**Exhibit "A"**

**Lot 369 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No, 66512, Official Records.**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-610-223  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \$520,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$520,000.00  
 d. Real Property Transfer Tax Due: \$2,028.00
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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: *M. Bawler* Capacity: \_\_\_\_\_ Escrow Officer \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Home Buyers Solutions LLC  
 Address: 195 Hwy 50, Ste. 104  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Jason C. Smith  
 Address: 724 Addler Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5528  
 Address: 1625 Nevada 88, Suite 407  
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED