

APN/Parcel ID(s): 1320-30-718-013

Order No.: TTR2401141-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Richard F. Rounseville, Trustee of the
Richard F. Rounseville Trust established
August 2, 2018
1664 Buttonwillow Street
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,613.00

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

Monte Vista Minden LLC a Nevada limited liability company,

do(es) hereby GRANT, BARGAIN AND SELL to

Richard F. Rounseville, Trustee of the Richard F. Rounseville Trust established August 2, 2018

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 5/24/2024

Monte Vista Minden LLC a Nevada limited liability company

Rob Stoddard
By; Santa Ynez Valley Construction Company
Its Manager
By: Rob Stoddard, Controller

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 24 day of May,
2024 by

Rob Stoddard

Notary Public

[SEAL]


 RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment recorded in Douglas County
99-54931-5 - Expires: April 10, 2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1320-30-718-013

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

Lot 41 as set for on the Final Subdivision Map a Planned Unit Development PD 18-002 The Village at Monte Vista Phase II & III, filed for record in the Office of the Douglas County Recorder on February 1, 2022, as Document No. 2022-980600, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1320-30-718-013
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 670,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 670,000.00
 d. Real Property Transfer Tax Due \$ 2,613.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
 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 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 [Handwritten Signature] Capacity: Grantor Agent
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Monte Vista Minden LLC a Nevada limited liability company
 Address: PO Box 489
 City: Minden
 State: NV Zip: 89423

Print Name: Richard F. Rounseville, Trustee of the Richard F. Rounseville Trust established August 2, 2018
 Address: 1664 Buttonwillow Street
 City: Minden
 State: NV Zip: 89423-4785

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

Print Name: Ticor Title of Nevada, Inc.
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville

Escrow # TTR2401141
 State: NV Zip: 89410