

APN: 1220-15-210-070

RPTT: 1,248.00

Escrow No.: TTL-24-5533

When recorded return to:

BuzzBandz LLC, a Nevada Limited

Liability Company

P.O. Box 2334

Gardnerville, NV 89410

Mail Tax Statement to:

Grantee same as above

DOUGLAS COUNTY, NV
RPTT:\$1248.00 Rec:\$40.00
\$1,288.00 Pgs=3

2024-1008651
05/31/2024 09:40 AM

TOIYABE TITLE
SHAWNYNE GARREN, RECORDER

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That ***Joshua E. Armstrong, an unmarried man***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to ***BuzzBandz LLC, a Nevada Limited Liability Company***

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-24-5533
Page Two

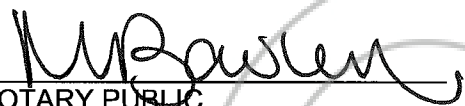
Witness my hand(s) this 22nd day of May, 2024.



Joshua E. Armstrong

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on this 22nd day of May, 2024, by Joshua E. Armstrong.



NOTARY PUBLIC


 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

Exhibit "A"

**LOT 44, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF
GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF
THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE
SHEET AMENDED ON JUNE 4, 1985, AS FILING NO. 28377.**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-15-210-070
 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: \$320,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$320,000.00
 d. Real Property Transfer Tax Due: \$1,248.00
 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: *MBawlen* Capacity: _____ Escrow Officer _____
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joshua E. Armstrong
 Address: P.O. Box 1418
 City: Gardnerville
 State: NV Zip: 89410

Print Name: BuzzBandz LLC, a Nevada Limited Liability Company
 Address: P.O. Box 2334
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5533
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED