

DOUGLAS COUNTY, NV  
RPTT:\$1813.50 Rec:\$40.00  
\$1,853.50 Pgs=2  
2024-1008860  
06/07/2024 10:13 AM  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-30-212-006
<b>R.P.T.T.</b>	\$1,813.50
<b>File No.:</b>	2342378 ASK
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
John D. LaFrano	
1765 Clover Court	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Majuba, LLC, a Nevada limited liability company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John D. LaFrano, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 6, in Block A, as set forth on the Map of WESTWOOD PARK UNIT NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 1, 1986, as Document 134244.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 6, 2024


SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Majuba, LLC, a Nevada limited liability company

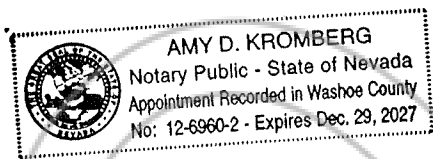
By   
Brett Nelson, Manager

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 6 day of June, 2024  
By: Brett Nelson as Managing Member of Majuba, LLC, a Nevada limited liability company

Signature:   
Notary Public

My Commission Expires: 12.29.27



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-30-212-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_


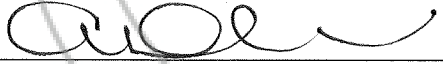
2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Twnhse                    d.  2-4 Plex  
 e.  Apt. Bldg.                            f.  Comm'l/Ind'l  
 g.  Agricultural                        h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 465,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 465,000.00  
 d. Real Property Transfer Tax Due                                \$ 1,813.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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  Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature  Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Majuba, LLC, a Nevada limited liability company  
 Address: 5595 Kietzke Ln, Suite 102  
 City: Reno  
 State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: John D. LaFrano  
 Address: 1765 Clover Ct.  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2342378 ASK  
 Address: 3610 Mayberry Dr  
 City: Reno State: NV Zip: 89509