

A.P.N.: 1320-30-717-003
File No: 143-2671469 (et)
R.P.T.T.: \$1,934.40

When Recorded Mail To: Mail Tax Statements To:
Victor A. Luster and Roberta A. Luster
21911 Marjoram Ct.
Santa Clarita, CA 91250

GRANT, BARGAIN and SALE DEED

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

William P. Macia and Soledad V. Macia, husband and wife as joint tenants

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

Victor A. Luster and Roberta A. Luster, husband and wife as community property with
right of survivorship

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

**Lot 3 as shown on the Official Plat of Final Subdivision Map DP 19-0448 the DOWNS
AT MONTE VISTA, according to the Map thereof, filed in the Office of the County
Recorder of Douglas County, State of Nevada, on January 14, 2022, as File No. 2022-
979855, Official Records.**

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

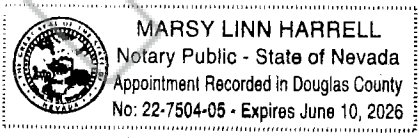
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

William P. Macia
William P. Macia
Soledad V. Macia
Soledad V. Macia

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on June 18, 2024 by **William P. Macia and Soledad V. Macia.**

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. 143-2671469.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-717-003
 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: \$496,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$496,000.00
 d) Real Property Transfer Tax Due \$1,934.40

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: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 William P. Macia and Soledad V.
 Print Name: Macia
 Address: 1004 Home Stretch Lane
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Victor A. Luster and
 Print Name: Roberta A. Luster
 Address: 21911 Marjoram Ct.
 City: Santa Clarita
 State: CA Zip: 91250

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2671469 et/ et
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423