

APN/Parcel ID(s): 1320-30-717-007

**Order No.:** TTR2401371-RT

**WHEN RECORDED MAIL TO and MAIL  
TAX STATEMENTS TO:**

MaryAnn Dunlop-Mogab  
1016 Home Stretch Lane  
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$2,059.20

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

**MaryAnn Dunlop-Mogab, An Unmarried Woman**

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.

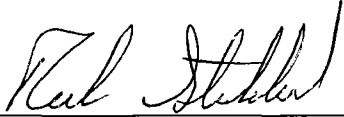
Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

**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: June 27, 2024

Monte Vista Minden LLC a Nevada limited liability company

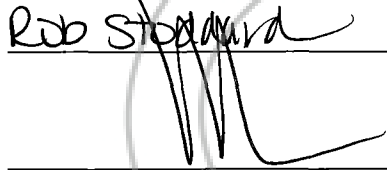


By: Santa Ynez Valley Construction Company  
Its Manager  
By: Rob Stoddard, Controller

State of NEVADA


County of DOUGLAS

This instrument was acknowledged before me on this 27 day of June,  
2024, by



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): 1320-30-717-007**

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

Lot 7 as shown on the Final Subdivision Map for The Downs at Monte Vista recorded in the Office of the Douglas County Recorder on January 14, 2022 as Document No. 2022-979855, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1320-30-717-007  
 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      \$ 527,950.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 527,950.00  
 d. Real Property Transfer Tax Due      \$ 2,059.20

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: MaryAnn Dunlop-Mogab  
 Address: 1016 Home Stretch Lane  
 City: Minden  
 State: NV      Zip: 89423-4782

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2401371  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410